

4 Bedroom House for Sale in Latsia, Nicosia District

Reference ID: #SA28928Price details: €488,250 +VATThe property is a two-storey incomplete house located at Latsia, Nicosia district. The asset has a corner position and to a green area. The ground floor comprises of a kitchen, living room, dining room, en suite bedroom and guest wc while the first floor comprises of 3 bedrooms, shower and toilet. Externally there is a yard and swimming pool. The property lies within Planning Zone $K\alpha5$ with a maximum building ratio of 100%, coverage ratio of 50%, on 3 floors and maximum height of 13,50m. It is covered by all necessary utilities.

| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|-------------|------------------|--------------|------------------|------------------|
| Covered Area | 364 | | | | |
| Covered Veranda | N/A | | | Reference Number | SA28928 |
| Uncovered Veranda | N/A | Plot area | 725 | | |
| Total Number of Floors | 2 | Pool | Yes | Property type | House |
| Furnishing | Unfurnished | Parking | Covered, Yes | Condition | Brand New |
| • | | raiking | covered, res | Bathrooms | 2 |
| Energy Efficiency | N/A | | | | |
| Air Conditioning | No | | | | |

Amenities Location

• Pool Location: Latsia Region: Nicosia



Price: €488 250 + VAT

VAT for this property is **€64,599** or **€92,768**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

| VAT E | Evaluated | Title transfer fee None | Common ovnoncos None |
|--------------|-----------|--------------------------------|--|
| | Excluded | Price per SQM €1 34 | 1.00/m ² Common expenses None |

Representative: Smart Assets

| Registration number | 1109 | Email | info@smartassets.com.cy |
|---------------------|-------|------------|-------------------------|
| License number | 317/E | Legal name | N/A |

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Price change history

€517 650 on Oct 19, 2023 €488 250 on Jan 31, 2025





