

4 Bedroom House for Sale in Latsia, Nicosia District

Reference ID: #SA28928 Price details: €488,250 +VAT The 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 Kα5 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

Covered Area	364
Covered Veranda	N/A
Uncovered Veranda	N/A
Total Number of Floors	2
Furnishing	Unfurnished
Energy Efficiency	N/A
Air Conditioning	No

Plot / Area Info

Plot area	725
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	SA28928
Property type	House
Condition	Brand New
Bathrooms	2

Amenities

- Pool

Location

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 341.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
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Price change history

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

