

## 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	<b>364</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>725</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA28928</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 341.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€517 650 on Oct 19, 2023

€488 250 on Jan 31, 2025

