

## 5 Bedroom House for Sale in Latsia, Nicosia District

Reference ID: #23627 Price details: €1,100,000 Luxurious house located in Latsia and built in 2015, encompassing the ultimate in luxury, style and comfort. The property is situated at the end of a dead-end road in a very quiet neighborhood, only few minutes away from the Mall of Cyprus, and other shops and restaurants in Latsia. Opposite the house there is a green area (no other house will be built) and plenty of parking place. The house has an undercover car park (with an electric gate - remotely operated). Its internal area covers 460 sqm, and features big verandas (i.e. roofed porch) and a garden. The property itself comprises of three levels, each with its own facilities (listed below).

### Property Info

Covered Area	<b>460</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>540</b>
Pool	<b>No</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>23627</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Latsia Region: **Nicosia**

## Price: €1 100 000 + VAT

VAT for this property is **€158,783** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 391.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 100 000 on Oct 19, 2023



