

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

These contemporary villas are designed for the modern family seeking to enjoy every aspect of home life. With spacious rooms that accommodate daily activities as well as shared moments, the villas offer areas to relax, entertain, and enjoy sunny days in the garden. Carolina Park is an oasis of serenity and greenery situated just 5km from the main entrance of Nicosia. Live in the house of your dreams in a beautiful, safe, and family-oriented environment. Over 30,000 sq.m of public green areas have been landscaped with walkways and parks, planted with ornamental trees, bushes, and grass, creating a tranquil setting for residents. Thoughtfully planned layouts combine functionality and comfor...



### Property Info

Covered Area **206**  
 Covered Veranda **40**

### Plot / Area Info

Plot area **351**

### Additional info

Reference Number **B489-A**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Latsia                      Region: **Nicosia**  
 Coordinates: **35.07605 / 33.38457**

## Price: €490 000 + VAT

VAT for this property is **€43,149** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 379.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€490 000 on Nov 5, 2025



