

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

These contemporary villas are designed to combine modern elegance with comfortable family living. Set on generous plots, they offer bright, open interiors that adapt effortlessly to daily life, providing versatile spaces for both relaxation and shared moments. Located in a family-oriented neighborhood, residents have easy access to parks and local amenities, creating an ideal environment to settle down and enjoy a balanced lifestyle. Every villa has been thoughtfully planned to maximize comfort, style, and functionality for the modern family. The main features of the project and the units: •Spacious villas on generous plots •Bright and versatile interiors •Photovoltaic syst...

### Property Info

Covered Area **218**  
 Covered Veranda **38**

### Plot / Area Info

Plot area **525**

### Additional info

Reference Number **B492-A**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Latsia                      Region: **Nicosia**  
**Coordinates:** **35.07575 / 33.38461**

## Price: €645 000 + VAT

VAT for this property is **€60,417** or **€122,550**. 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>~€22 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 959.00/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>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€645 000 on Nov 5, 2025



