

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

This contemporary villa, set in serene Carolina Park just 5 km from Nicosia, blends glass, steel, wood and concrete to create a refined modern home. Generous glazing fills the interiors with natural light while broad overhangs control heat from the Cyprus sun. Thoughtful orientation maximizes views of the garden and the surrounding green area, and open-plan living and dining spaces emphasize flow and functionality. The main features: •Three bedrooms •Modern design •Open-plan living and dining spaces •Underfloor heating with heating pump •Air conditioning units •Extensive glazing with broad overhangs to limit heat gain •Views of garden and green area &bul...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>245</b>	Plot area	<b>643</b>	Reference Number
Covered Veranda	<b>50</b>			<b>B499-186</b> <b>House</b> <b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Latsia      Region: <b>Nicosia</b> Coordinates: <b>35.07715 / 33.38514</b>

## Price: €790 000 + VAT

VAT for this property is **€82,386** or **€150,100**. 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 Price per SQM	<b>~€28 200.00</b> <b>€3 224.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

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## Price change history

€790 000 on Nov 5, 2025





