

4 Bedroom House for Sale in Latsia, Nicosia District

This luxury villa, located on the outskirts of Nicosia in the peaceful Carolina Park area, combines a unique design with the highest-quality materials to create a refined family home. The residence features open-plan interiors with two living rooms, four bedrooms, a separate personnel bedroom, and spacious parking for two cars. Floor-to-ceiling glass doors open onto a covered terrace surrounded by water and greenery, offering unobstructed views of the garden and private swimming pool. The main features of the project and the units: •Unique contemporary design •Open-plan living and dining areas •Two living rooms •Four bedrooms plus personnel bedroom •Private swimmi... X

Property Info	Plot / Area Info	Additional info
Covered Area Covered Veranda	268 38	Plot area 531
		Reference Number Property type Condition

Amenities	Location
	Location: Latsia Region: Nicosia Coordinates: 35.07454 / 33.38539

Price: €810 000 + VAT

VAT for this property is **€90,430** or **€153,900**. 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	Excluded	Title transfer fee Price per SQM	~€29 000.00 €3 022.00/m²	Common expenses	None
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€810 000 on Nov 5, 2025



