


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... 

Property Info

Covered Area
Covered Veranda

268
38

Plot / Area Info

Plot area

531

Additional info

Reference Number
Property type
Condition

B503-196
House
Pre-Owned

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	~€29 000.00	Common expenses	None
		Price per SQM	€3 022.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€810 000 on Nov 5, 2025



