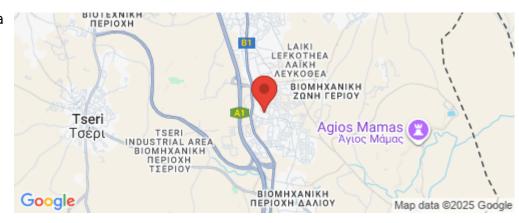


4 Bedroom House for Sale in Latsia, Nicosia District

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 Plot	/ Area	Info
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Covered Area 268
Covered Veranda 38
Plot area 531

Additional info

Reference Number B503-196
Property type House
Condition 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

Price per SQM €3 022.00/m²

Common expenses None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number Registration number 591 Email sales@cyprus-alliance.com

License number License 118/E Legal name Cyprus Developers Alliance (CDA Group)

Phone: +35725314237, +35797977765

Price change history

€810 000 on Nov 5, 2025



















