

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

This elegant villa showcases a modern functionalist design, offering bright interiors and seamless connection with outdoor spaces. Panoramic windows frame serene garden views throughout the home, while the spacious covered veranda opens onto the swimming pool area and a dedicated barbecue zone with its own dining space — ideal for relaxed family living. Inside, the villa features four spacious bedrooms, three bathrooms, a guest toilet, and three comfortable living rooms with views of the greenery. The main features of the project and the units: •Modern functionalist design •Four bedrooms and three bathrooms plus guest toilet •Three living rooms and dining area •P...

| Property Info   | Plot / Area Info |           | Additional info |   |
|-----------------|------------------|-----------|-----------------|---|
| Covered Area    | <b>251</b>       | Plot area | <b>596</b>      | Reference Number                                    |
| Covered Veranda | <b>26</b>        |           |                 | <b>B504-175</b><br><b>House</b><br><b>Pre-Owned</b> |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Latsia      Region: <b>Nicosia</b><br>Coordinates: <b>35.07773 / 33.38436</b> |

## Price: €810 000 + VAT

VAT for this property is **€86,131** 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 | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€29 000.00</b><br><b>€3 227.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€810 000 on Nov 5, 2025

