

3 Bedroom House for Sale in Latsia, Nicosia District

This modern 3-bedroom villa is part of an exclusive residential development in the Latsia area of Nicosia, designed to combine contemporary style, comfort, and functionality. Ideal for families or those seeking a premium home, the villa offers spacious living areas and high-quality finishes throughout. ✖

Key Features:

- Energy-efficient construction (Class A certified)
- Private covered parking and dedicated storage room
- Pre-installed air conditioning system
- Double-glazed windows and thermal insulation for year-round comfort
- Photovoltaic system and continuous water pressure system
- Large covered and open verandas, with a private ...

Property Info

Covered Area	170
Covered Veranda	13
Uncovered Veranda	23
Total Number of Floors	2
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area **244**

Additional info

Reference Number **9878**
 Property type **House**
 Bathrooms **2**

Amenities

Location

Location: Latsia
 Coordinates: **35.096079197191 / 33.389800805796**

Region: **Nicosia**

Price: €330 000 + VAT

VAT for this property is **€21,935** or **€62,700**. 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	~€9 800.00	Common expenses	None
		Price per SQM	€1 941.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€330 000 on Nov 5, 2025



