

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 | 172 |
| Covered Veranda | 15 |
| Uncovered Veranda | 13 |
| Total Number of Floors | 2 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Plot area **247**

Additional info

Reference Number **9879**
 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 **€22,409** 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€9 800.00 | Common expenses | None |
| | | Price per SQM | €1 919.00/m² | | |

Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€330 000 on Nov 5, 2025



ΟΙΚΟΠΕΔΟ 2

