

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		Plot / Area	Info	Additional info	
Covered Area	172				
Covered Veranda	15	Plot area 24 7		Reference Number	9879 House 2
Uncovered Veranda	13		247	Property type Bathrooms	
Total Number of Floors	2		247		
Energy Efficiency	Α				
Air Conditioning	All rooms, Yes				

Amenities Location



Location: Latsia Region: **Nicosia**

Coordinates: **35.096079197191** / **33.389800805796**



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.

VAT Excluded

Title transfer fee ~€9 800.00

Price per SQM €1 919.00/m²

Common expenses None

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







ΟΙΚΟΠΕΔΟ 2

