

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	176				
Covered Veranda	15	Plot area 240	Reference Number Property type Bathrooms	9880	
Uncovered Veranda	8			House 2	
Total Number of Floors	2				
Energy Efficiency	Α				
Air Conditioning	All rooms, Yes				

Amenities L	.ocation
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Location: Latsia Region: **Nicosia**

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



Price: €330 000 + VAT

VAT for this property is €23,325 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 €1 875.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€330 000 on Nov 5, 2025







ΟΙΚΟΠΕΔΟ 2

