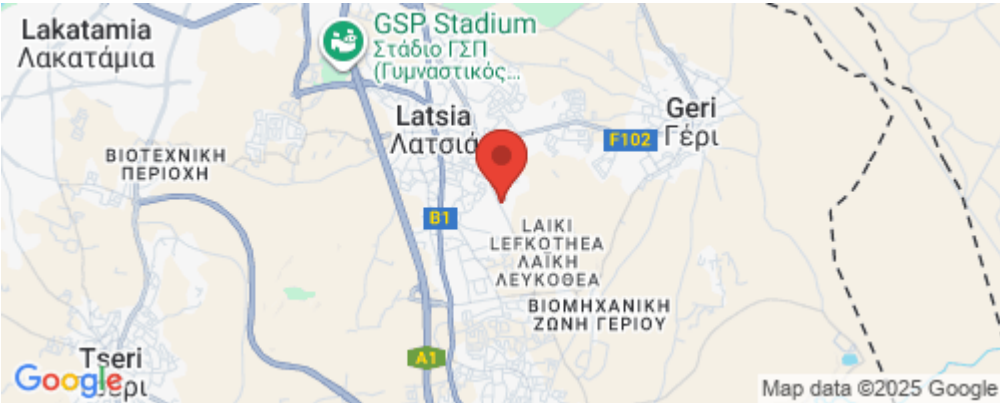


3 Bedroom House for Sale in Latsia, Nicosia District

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	176
Covered Veranda	15
Uncovered Veranda	7
Total Number of Floors	2
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Amenities

Location

Dec 2, 2025

Plot / Area Info

Plot area 282

Additional info

Reference Number	9881
Property type	House
Bathrooms	2



Location: Latsia

Region: **Nicosia**

Coordinates: **35.096079197191 / 33.389800805796**

www.index.cy - All Cyprus Real Estate

Price: €345 000 + VAT

VAT for this property is **€24,385** or **€65,550**. 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	~€10 400.00	Common expenses	None
		Price per SQM	€1 960.00/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

€345 000 on Nov 5, 2025



ΟΙΚΟΠΕΔΟ 3

