

## 3 Bedroom House for Sale in Latsia, Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 148.5m<sup>2</sup>
- Covered Verandas 26m<sup>2</sup>
- Uncovered Verandas 22m<sup>2</sup>
- Courtyard 77m<sup>2</sup>
- Plot Area 240.3m<sup>2</sup>
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **149**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **240**

### Additional info

Reference Number **16382**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Latsia Region: **Nicosia**  
 Coordinates: **35.1063639 / 33.3782668**

**Price: €325 000 + VAT**

VAT for this property is **€16,250** or **€61,750**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 181.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€325 000 on Jan 20, 2026



