

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

This modern 3-bedroom villa offers comfortable and energy-efficient family living in a quiet and well-developed residential area of Latsia, Nicosia. Thoughtfully designed with a focus on quality construction and everyday functionality, it is ideal for families seeking a modern home with long-term value.

The villa features a bright open-plan living and dining area, three well-proportioned bedrooms, and high construction standards throughout. Built with a reinforced concrete frame and advanced thermal insulation, the property ensures excellent energy performance and year-round comfort. Energy-efficient aluminum windows with double glazing, a 3 kW photovoltaic system, and Class A ener...

#### Property Info

Covered Area	<b>186</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>12</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>253</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>241913</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Latsia Region: **Nicosia**

## Price: €330 000 + VAT

VAT for this property is **€25,442** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 774.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€330 000 on Jan 28, 2026



