

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>182</b>			Reference Number	<b>241914</b>
Covered Veranda	<b>16</b>	Plot area	<b>252</b>	Property type	<b>House</b>
Uncovered Veranda	<b>15</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2026</b>
				Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

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

## Price: €325 000 + VAT

VAT for this property is **€24,250** 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>€1 786.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€325 000 on Jan 28, 2026



