

## 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>182</b> |
| Covered Veranda   | <b>16</b>  |
| Uncovered Veranda | <b>15</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>252</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>241914</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: €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/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€325 000 on Jan 28, 2026



