

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	176
Covered Veranda	20
Uncovered Veranda	15
Energy Efficiency	A

Plot / Area Info

Plot area	248
Parking	Covered, Yes

Additional info

Reference Number	241915
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	3

Amenities

- Parking

Location

Location: Latsia Region: **Nicosia**

Price: €333 000 + VAT

VAT for this property is **€23,537** or **€63,270**. 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	None	Common expenses	None
		Price per SQM	€1 892.00/m²		

Representative: MySpace

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Price change history

€333 000 on Jan 28, 2026



