

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

This spacious 4-bedroom villa delivers refined modern living in a family-oriented residential area of Latsia, Nicosia. Designed to accommodate larger households, it combines generous internal spaces with high standards of construction, durability, and energy efficiency.

The villa includes expansive open-plan living and dining areas, four comfortable bedrooms, and practical layouts suited for everyday family life. High-performance thermal construction, reinforced concrete structure, and insulated brickwork ensure excellent climate control and efficiency. Energy-efficient aluminum windows with double glazing, preparation for mosquito nets, a 3 kW photovoltaic system, and a Class A en...

### Property Info

Covered Area	<b>216</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>17</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>310</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>241918</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

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

## Price: €360 000 + VAT

VAT for this property is **€33,400** or **€68,400**. 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>€1 667.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€360 000 on Jan 28, 2026



