

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	216
Covered Veranda	29
Uncovered Veranda	17
Energy Efficiency	A

Plot / Area Info

Plot area	310
Parking	Covered, Yes

Additional info

Reference Number	241918
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	4

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 667.00/m²		

Representative: MySpace

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

Price change history

€360 000 on Jan 28, 2026



