

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	206
Covered Veranda	20
Uncovered Veranda	15
Energy Efficiency	A

Plot / Area Info

Plot area	363
Parking	Covered, Yes

Additional info

Reference Number	241919
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	4

Amenities

- Parking

Location

Location: Latsia Region: **Nicosia**

Price: €395 000 + VAT

VAT for this property is **€34,783** or **€75,050**. 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	€1 917.00/m²		

Representative: MySpace

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Price change history

€395 000 on Jan 28, 2026



