

## 2 Bedroom Apartment for Sale in Latsia, Nicosia District

- ✓ 2 Bed
- ✓ 2 W/C
- ✓ Internal Areas 87m2
- ✓ Covered Verandas 24m2
- ✓ Covered Parking
- ✓ Energy Efficiency "A"
- ✓ Underfloor Heating
- ✓ A/C
- ✓ Photovoltaic Panels



### Property Info

Covered Area  
Heating  
Air Conditioning

**87**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Region: **Nicosia**

### Amenities

• Elevator

### Location

**Location:** Latsia  
**Coordinates:** **35.10506 / 33.378853**

### Additional info

Reference Number **3087**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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 Price per SQM	<b>None</b> <b>€2 816.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€215 000 on Jan 19, 2024  
€225 000 on Jun 12, 2024  
€230 000 on Sep 12, 2024  
€235 000 on Jan 15, 2025  
€245 000 on Sep 25, 2025

