

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

- 2 bedrooms
- 2 WC
- Internal Area 89.25m<sup>2</sup>
- Covered Verandas 19.10m<sup>2</sup>
- Uncovered Verandas 104.40
- En Suite Bathroom
- Guest WC
- Photovoltaic Panels 2KW
- Energy Efficiency "A"



### Property Info

Covered Area **89**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3511**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

**Location:** Latsia Region: **Nicosia**  
Coordinates: **35.1063639 / 33.3782668**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€3 034.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€211 000 on Jan 19, 2024  
 €216 000 on Aug 1, 2024  
 €239 000 on Nov 21, 2024  
 €270 000 on Apr 5, 2025

