


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

This 1 bedroom penthouse in Latsia offers easy access to the motorway and city center, situated close to pharmacies, supermarkets, and essential infrastructure. Designed with the innovative “petal” architecture, this penthouse eliminates joint load-bearing walls with neighboring apartments, ensuring a more comfortable and peaceful living environment. Constructed with high-tech, energy-efficient European materials, the apartment features a combination of floor tiles and laminate flooring. It is equipped with European-made plumbing, air conditioners in each room, and a photovoltaic system on the roof to help reduce electricity costs. The windows have double-glazed glass with mos... 

### Property Info

Covered Area	<b>63</b>
Covered Veranda	<b>13</b>
Uncovered Veranda	<b>45</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>5632</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

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

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 302.00/m²</b>		

## Representative: MySpace

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## Price change history

€145 000 on Sep 10, 2024

