

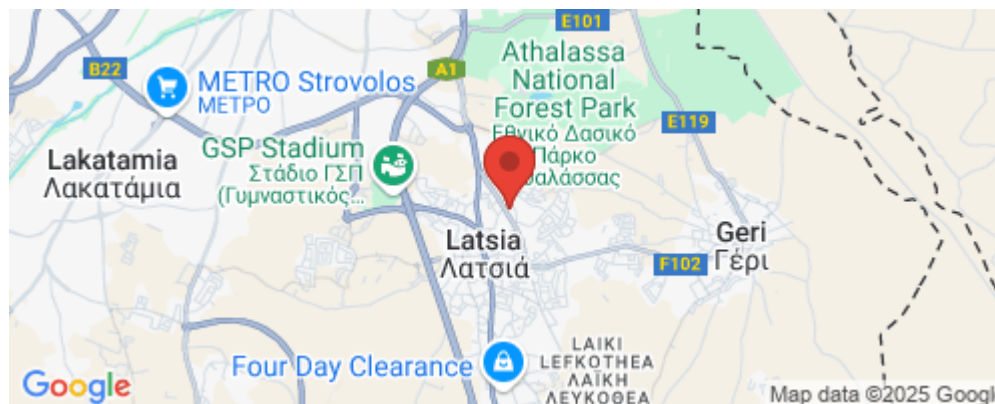
## 2 Bedroom Apartment for Sale in Latsia, Nicosia District

This Residence is a modern apartment building with 8 units, offering both one and two-bedroom options, providing you with a comfortable and affordable living space, preserving luxury and convenience.

- 8 units of 1 & 2 bedroom flats
- Roof garden area
- Use of alternative energy sources
- Energy efficiency rating A

It is located in the peaceful outskirts of the city center. It's conveniently close to schools, supermarkets, restaurants, and parks, making everyday life effortless. With easy access to the highway, residents can quickly reach nearby cities and beaches for leisure and exploration.

Delivery Spring 2026.



### Property Info

Covered Area	<b>116</b>
Covered Veranda	<b>31</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>232570</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Latsia  
**Coordinates:** **35.1126625 / 33.3826094**

**Region:** **Nicosia**

## Price: €243 000 + VAT

VAT for this property is **€12,150** or **€46,170**. 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>€2 095.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€253 000 on Sep 10, 2024

€243 000 on Jul 21, 2025



