

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

Modern Apartment Building in the Heart of Latsia

A contemporary residential project featuring modern design and elegant aesthetics, perfectly suited for both investment and homeownership. Strategically located in the center of Latsia, this development offers residents the convenience of city living with easy access to essential services and key locations.

Key Features:

- Prime Location: Just minutes away from the Mall of Cyprus, Nicosia General Hospital, and the Motorway, ensuring seamless connectivity.
  - Ideal for Investment & Homeownership: A great opportunity for those looking to own a stylish home or secure a high-yield investment.
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### Property Info

Covered Area	<b>122</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>234548</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Latsia Region: **Nicosia**

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 008.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€245 000 on Feb 2, 2025



