

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

- 3 bedrooms
- 3 W/C
- Internal Area 125m<sup>2</sup>
- Covered verandas 26.28m<sup>2</sup>
- 2 Covered Parking Spaces
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**125**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**10447**  
**Apartment**  
**Brand New**  
**3**

### Amenities

- Storage room

### Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.10161826803 / 33.380613706147**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>€2 000.00/m<sup>2</sup></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

€245 000 on Feb 19, 2025  
€250 000 on May 21, 2025







