

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

Modern Luxury Apartments in Latsia

This exclusive 5-floor development features nine energy-efficient apartments designed to offer luxury, comfort, and convenience in the sought-after area of Latsia.

### Prime Location & Accessibility

Located on Ayiou Hilarionos Street, parallel to Giannou Kranidioti Avenue.

Easy access to the highway, city center, and essential services.

Situated in a well-organized residential area, offering security and high-quality living.

### Apartment Features

Spacious interiors with smart layouts, maximizing functionality and comfort.

Large covered terraces with unobstructed views.

Auxiliary verandas f...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>99</b> |
| Covered Veranda        | <b>18</b> |
| Floor Number           | <b>4</b>  |
| Total Number of Floors | <b>5</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>235217</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Elevator

### Location

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

## Price: €386 000 + VAT

VAT for this property is **€19,300** or **€73,340**. 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>€3 899.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€386 000 on Feb 20, 2025















