

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

2-Bedroom Apartment - Modern Comfort & Energy-Efficient Living in Latsia

### General Description

The 2-bedroom apartment embodies modern design, energy efficiency, and everyday comfort, perfectly positioned between Giannou Kranidiotis and Archbishop Makarios III Avenues in Latsia. Combining contemporary architecture with smart technology, it offers an ideal home for families, couples, or professionals seeking a stylish yet functional residence in one of Nicosia's most accessible neighborhoods.

Set within a boutique three-story building of only six apartments, this home ensures privacy, exclusivity, and security, while maintaining close proximity to shops, schools, an...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>114</b>		Reference Number	<b>235165</b>
Covered Veranda	<b>24</b>	Parking	Property type	<b>Apartment</b>
Floor Number	<b>3</b>		Condition	<b>Under Construction</b>
Amenities	Location		Bathrooms	
• Parking	<b>Location:</b> Latsia Region: <b>Nicosia</b>		<b>1</b>	

## 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>€2 149.00/m<sup>2</sup></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>
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## Price change history

€249 000 on Mar 7, 2025

€255 000 on Oct 24, 2025

€245 000 on Dec 24, 2025











