

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

For sale under-construction 1 bedroom apartment in Latsia, Nicosia. This modern residence is ideal for individuals or couples looking for comfort, convenience, and easy access to all amenities. The apartment is thoughtfully designed with quality finishes, a functional layout, and a covered veranda that enhances everyday living. Located in a quiet yet central area, it offers proximity to universities, shops, and the highway, making it perfect for both homeowners and investors. The property includes covered parking and a storage room, ensuring practicality and value for your investment!

### Property Info

Covered Area	<b>59</b>
Covered Veranda	<b>10</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>53109</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

- Parking

### Location

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

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>€2 373.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gp Lazarou.com</b>
License number	<b>442/E</b>	Legal name	<b>G&amp;P Lazarou Estate Agents Ltd</b>
Phone: +35722024949, +35799832817			

## Price change history

€140 000 on Apr 23, 2025

