

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

- 2 Bedrooms
- 2 W/C
- Internal Areas 86m<sup>2</sup>
- Covered Verandas 24m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**89**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **11967**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Latsia      Region: **Nicosia**  
Coordinates: **35.10506 / 33.378853**

**Price: €255 000 + VAT**

VAT for this property is **€12,750** or **€48,450**. 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>€2 865.00/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**

€249 000 on May 21, 2025

€255 000 on Sep 25, 2025



