

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

Reference ID: #SA31554  
Price details: €389,000 +VAT  
The project is located in Latsia area, a rapidly developed area, with easy access to the highway and close to all amenities (supermarkets, banks, shops, etc.) and to the Mall of Cyprus, IKEA, the General Hospital and the University of Cyprus. This is an ideal three-storey apartment property, consisting of 8 luxury apartments of energy efficiency A. The apartments have comfortable interiors, spacious bedrooms, large terraces with unobstructed views and auxiliary terraces for excellent functionality. Energy Certificate A Class Highly energy-efficient sustainable aluminum systems  
Installed Air Conditioners (split units) in bedrooms and living ro... X

### Property Info      Plot / Area Info

Covered Area **212**

### Additional info

Reference Number	<b>SA31554</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.109027696025 / 33.371859696509**

## Price: €389 000 + VAT

VAT for this property is **€35,377** or **€73,910**. 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 Price per SQM	<b>None</b> <b>€1 835.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€389 000 on Jun 17, 2025

