

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

- 2 bedrooms
- 2 W/C
- Internal Area 75m<sup>2</sup>
- Covered Verandas 17.20m<sup>2</sup>
- Roof Garden 39.92m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



| <b>Property Info</b> |                       | <b>Plot / Area Info</b>                               |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|---|---------------------|------------------------|------------------|
| Covered Area         | <b>75</b>             |   |                     | Reference Number       | <b>12551</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |                       |   |                     | Condition              | <b>Brand New</b> |
|                      |                       |   |                     | Bathrooms              | <b>2</b>         |
| <b>Amenities</b>     |                       | <b>Location</b>                                       |                     |                        |                  |
| • Storage room       |                       | <b>Location:</b> Latsia                               |                     | Region: <b>Nicosia</b> |                  |
|                      |                       | Coordinates: <b>35.099401123301 / 33.380918821464</b> |                     |                        |                  |

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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<br>Price per SQM | <b>None</b><br><b>€2 467.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35722344842</b> |             |            |                          |

## Price change history

€185 000 on Jun 20, 2025





