

2 Bedroom Apartment for Sale in Latsia, Nicosia District

Located in one of the most beautiful areas of Nicosia, in Latsia, this stylish two-bedroom apartment offers easy and fast access to both the highway and the city center. Situated in a modern three-storey building of just 8 luxury residences, it boasts an energy efficiency class A rating, ensuring comfort and sustainability.



The apartment features bright, well-designed interiors, spacious bedrooms, and an auxiliary terrace that enhances functionality and indoor-outdoor living. Every detail has been thoughtfully planned to combine modern aesthetics with practical comfort.

Key Features:

- Large energy-efficient windows and generous terraces
- Security do...

Property Info

Covered Area	128
Covered Veranda	25
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	8507
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

Location



- Parking

Location: Latsia

Region: **Nicosia**

Coordinates: **35.109166467187 / 33.371121864569**

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Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 875.00/m²		

Representative: RealDeal Estates

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Price change history

€240 000 on Aug 13, 2025



