

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
---------	--------------

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**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 875.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€240 000 on Aug 13, 2025



