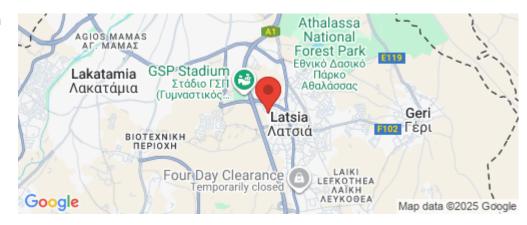


2 Bedroom Apartment for Sale in Latsia, Nicosia District

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		Plot / Area Info		Additional info	
Covered Area	128				
Covered Veranda	25		Covered, Yes	Reference Number	8507
Floor Number	2				
Total Number of Floors	3	Parking		Property type	Apartment
Energy Efficiency	A	•		Condition Bathrooms	Under Construction 2
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

1/5

Amenities Location



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 E	Eveluded	Title transfer fee	None	Common expenses	None
	Excluded	Price per SQM	€1 875.00/m ²		None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€240 000 on Aug 13, 2025













