

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

Modern 2-Bedroom Apartment in Nicosia – Style, Comfort & Energy Efficiency

Discover a beautifully designed 2-bedroom apartment that perfectly combines contemporary architecture, functional layouts, and cutting-edge sustainability. With generous interiors and elegant finishes, this residence offers an elevated lifestyle in one of Nicosia's most desirable locations.

**Design & Architecture**

The apartment is part of a modern boutique building, designed with clean lines, a minimal aesthetic, and well-planned spaces. Expansive verandas and large energy-efficient windows create bright and welcoming interiors while seamlessly connecting indoor and outdoor living.

...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>26</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>239710</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Latsia Region: **Nicosia**

## 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>€2 105.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€240 000 on Oct 1, 2025

