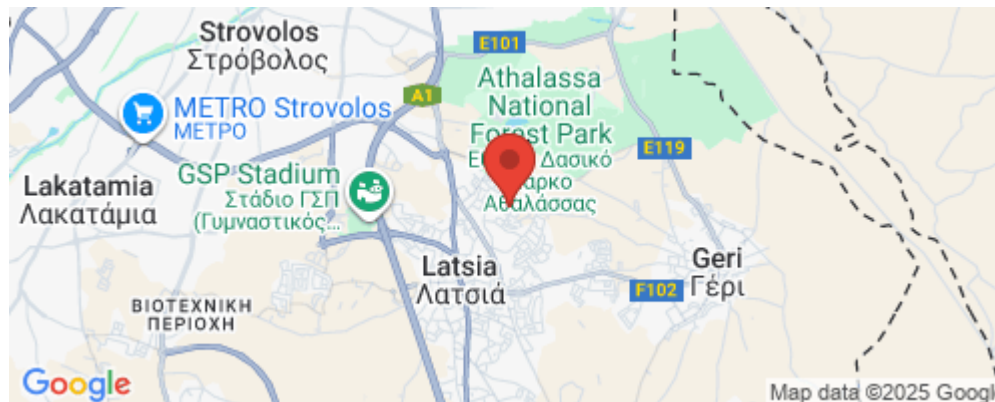


### 3 Bedroom Apartment for Sale in Latsia, Nicosia District

This modern three-bedroom apartment offers a perfect combination of comfort, functionality, and contemporary design in the desirable area of Latsia. The spacious layout includes an open-plan living, dining, and kitchen area, providing a bright and welcoming environment for everyday living and entertaining.



The apartment features three bedrooms and ample storage, along with a main bathroom and an en-suite bathroom in the master bedroom. A storage room and covered parking space on the ground floor add convenience and practicality.

Additional features include televisions, thermal insulation aluminum, solar water heaters with frames, and a pressurized water system. With an Energ...

#### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>19</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>9291</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Latsia  
**Coordinates:** **35.116643963762 / 33.38666798096**

Region: **Nicosia**

## Price: €248 000 + VAT

VAT for this property is **€12,400** or **€47,120**. 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>~€6 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 102.00/m<sup>2</sup></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

€248 000 on Oct 8, 2025





