


## 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. Residents also enjoy private roof access, perfect for relaxation, entertaining, or enjoying panoramic views.

Additional features include televisions...

### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>9292</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.116643963762 / 33.38666798096**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 076.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€245 000 on Oct 8, 2025





