

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

This two-bedroom apartment is part of a contemporary three-storey residential building in Latsia, one of Nicosia's fastest-growing areas. The property offers a functional open-plan layout with a spacious living and dining area, modern kitchen, and private balcony. It includes two bedrooms with built-in wardrobes, two bathrooms, a storage room, and a covered parking space. The building features an elevator. The location ensures easy access to the General Hospital, the University of Cyprus, major supermarkets, restaurants, and the highway. The main features of the project and the units: Two-bedroom apartment Open-plan kitchen and living area Two bathrooms Private balcony Storage room ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **111**  
Covered Veranda **52**

Reference Number **B418-301**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Latsia      Region: **Nicosia**  
**Coordinates:** **35.11269 / 33.38262**

## Price: €243 000 + VAT

VAT for this property is **€12,150** or **€46,170**. 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>~€6 320.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 189.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
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## Price change history

€233 000 on Oct 12, 2025  
 €243 000 on Jan 3, 2026

