

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

- 2 bedrooms
- 2 W/C
- Internal Area 80.40m<sup>2</sup>
- Covered Veranda 20.55m<sup>2</sup>
- Covered Parking
- A/C
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



| <b>Property Info</b> |                       | <b>Plot / Area Info</b>                  |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|--|---------------------|------------------------|------------------|
| Covered Area         | <b>80</b>             |  |                     | Reference Number       | <b>14785</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking                                  | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |                       |  |                     |                        | Condition        |
|                      |                       |  |                     |                        | Bathrooms        |
|                      |                       |  |                     |                        | <b>2</b>         |
| <b>Amenities</b>     |                       | <b>Location</b>                          |                     |                        |                  |
| • Storage room       |                       | <b>Location:</b> Latsia                  |                     | Region: <b>Nicosia</b> |                  |
|                      |                       | Coordinates: <b>35.10506 / 33.378853</b> |                     |                        |                  |

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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<br>Price per SQM | <b>None</b><br><b>€2 938.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€218 000 on Oct 28, 2025

€235 000 on Dec 9, 2025



