

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

This elegant 3-bedroom apartment offers modern design, spacious interiors, and premium finishes within a contemporary residential development in the desirable area of Latsia. Designed for comfort and practicality, it features an open-plan layout, a large covered veranda, and an energy-efficient Class A design that ensures year-round comfort. ✖

Ideally located with easy access to highways, supermarkets, schools, and public services, the apartment also includes private parking and storage. Perfect for families or professionals, it combines quality living with excellent long-term value in one of Nicosia’s most dynamic suburbs.

#### Property Info

Covered Area	<b>126</b>
Covered Veranda	<b>24</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>9787</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>

#### Amenities

- Parking

#### Location

**Location:** Latsia Region: **Nicosia**  
 Coordinates: **35.105383575533 / 33.376797442374**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 865.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

€235 000 on Oct 30, 2025

