

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

Experience elevated living in this elegant 2-bedroom penthouse, part of a modern residential development in the desirable suburb of Latsia. Designed with contemporary architecture and premium finishes, the penthouse features spacious open-plan interiors, expansive verandas, and an energy-efficient layout (Class A) that ensures comfort and sustainability.



Enjoy panoramic views and a sense of privacy while being just minutes from highways, supermarkets, schools, and essential services. With private parking and storage, this penthouse is the perfect choice for families or professionals seeking modern luxury and long-term value in one of Nicosia's most dynamic areas.

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>18</b>
Uncovered Veranda	<b>1</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9790</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>

### Amenities

- Roof Garden

### Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.105383575533 / 33.376797442374**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>€2 245.00/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

€220 000 on Oct 30, 2025

