


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

This residential development combines contemporary architecture with functionality, offering comfortable apartments in one of the most developed areas of Nicosia. Each unit features private parking and a storage room, ensuring convenience for residents, while the project's prime location provides easy access to all essential amenities. The main features of the project and the units: •Modern architecture and spacious terraces •Private parking and storage room •Located in one of the most developed areas of Nicosia The project has an EPC certificate with "A" energy efficiency rating. 

### Property Info

Covered Area **108**  
Covered Veranda **22**

### Plot / Area Info

### Additional info

Reference Number **B461-F403**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Latsia                      Region: **Nicosia**  
**Coordinates:** **35.1035 / 33.37811**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 852.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€200 000 on Oct 31, 2025





