

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

This elegant 3-bedroom apartment offers a perfect blend of modern design, generous space, and everyday functionality in the sought-after area of Latsia, Nicosia. Designed for comfort and convenience, it provides an ideal living environment for families or individuals seeking a stylish urban home.



The apartment features an open-plan living and dining area filled with natural light, a contemporary kitchen with quality finishes, and three spacious bedrooms, including a master suite with an en-suite bathroom. Large covered verandas extend the living area outdoors, creating a relaxing space for dining or entertaining.

Additional features include private covered parking, a storage...

Property Info		Plot / Area Info		Additional info	
Covered Area	133				
Covered Veranda	25			Reference Number	9886
Floor Number	2	Parking	Covered, Yes	Property type	<b>Apartment</b>
Total Number of Floors	3			Bathrooms	2
Energy Efficiency	A				

Amenities Location

Location: Latsia Region: Nicosia

Coordinates: **35.118039336088** / **33.385927672449** 

Parking



**Price: €255 000 + VAT** 

VAT for this property is €12,750 or €48,450. 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 Excluded

Title transfer fee ~€6 800.00

Price per SQM €1 917.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number

347/E

Legal name

Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€255 000 on Nov 6, 2025









