

### 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

Covered Area	<b>133</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **9886**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Latsia  
 Coordinates: **35.118039336088 / 33.385927672449**

Region: **Nicosia**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 917.00/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

€255 000 on Nov 6, 2025

