

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

This beautifully designed 2-bedroom apartment offers the perfect balance of modern style, comfort, and functionality in the peaceful yet central area of Latsia, Nicosia. Ideal for professionals, couples, or small families, it provides a welcoming and efficient living space tailored to modern lifestyles.



The apartment features an open-plan living and dining area with large windows that fill the space with natural light, a contemporary kitchen with high-quality finishes, and two comfortable bedrooms, including a master with an en-suite bathroom. A spacious covered veranda extends the living space outdoors, creating an ideal area for relaxation or entertaining.

Additional benef...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>20</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	<b>9888</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

Region: **Nicosia**

## Price: €209 000 + VAT

VAT for this property is **€10,450** or **€39,710**. 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>~€4 960.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 069.00/m²</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

€209 000 on Nov 6, 2025

