

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

This stylish 1-bedroom apartment combines modern design, functionality, and comfort, making it an ideal choice for professionals, young couples, or investors. Located in the peaceful yet well-connected area of Latsia, it offers easy access to everyday amenities, schools, and major roads leading to central Nicosia. 

The apartment features an open-plan living and dining area, a contemporary kitchen with elegant finishes, and a bright bedroom designed for comfort and privacy. A spacious covered veranda extends the living space outdoors, perfect for relaxing or entertaining.

Additional features include private covered parking, a storage room, and energy-efficient (Class A) constr...

### Property Info

Covered Area	<b>66</b>
Covered Veranda	<b>16</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>9890</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

Region: **Nicosia**

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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>~€2 775.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 197.00/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

€145 000 on Nov 6, 2025

