

## 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>100</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9897</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

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

Region: **Nicosia**

## Price: €198 000 + VAT

VAT for this property is **€9,900** or **€37,620**. 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>~€4 520.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 980.00/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

€198 000 on Nov 6, 2025

