

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

This exceptional 2-bedroom penthouse offers a unique combination of elegance, comfort, and contemporary design in the heart of Latsia, Nicosia.     
Designed for modern living, it features spacious interiors, high-quality finishes, and a private rooftop terrace that enhances the experience of urban sophistication.

The penthouse includes an open-plan living and dining area filled with natural light, a fully equipped modern kitchen, and two well-appointed bedrooms, including a master suite with an en-suite bathroom. Expansive covered verandas and a private roof terrace provide ample outdoor space for entertaining, dining, or relaxing while enjoying beautiful views of the surrounding neigh...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>107</b>				
Covered Veranda	<b>23</b>			Reference Number	<b>9903</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Roof Garden	<b>Location:</b> Latsia Coordinates: <b>35.118039336088 / 33.385927672449</b>	Region: <b>Nicosia</b>

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 196.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€235 000 on Nov 6, 2025

