


## 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

Covered Area	<b>100</b>
Covered Veranda	<b>20</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>9905</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.118039336088 / 33.385927672449**

## 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>€2 350.00/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

€235 000 on Nov 6, 2025

