

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

This contemporary 2-bedroom apartment is part of a newly developed residential building in the sought-after area of Latsia. Designed with modern architecture and high-quality construction standards, it offers a comfortable and energy-efficient living environment ideal for everyday life.

The apartment features a well-balanced layout with bright interiors and air conditioning in all rooms, ensuring year-round comfort. Advanced construction technologies, including an external thermal facade system and Energy Efficiency Certificate A, enhance sustainability and reduce energy consumption. The building also includes provisions for electric vehicle charging in all parking areas, supportin...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>22</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>241692</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Latsia Region: **Nicosia**

**Price: €185 000 + VAT**

VAT for this property is **€9,250** or **€35,150**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 779.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€185 000 on Jan 20, 2026



