

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

This spacious 3-bedroom apartment delivers elevated modern living within a new five-storey residential building in Latsia. Thoughtfully designed with contemporary architecture and premium construction, it provides generous interior spaces combined with advanced energy-saving features.

The open and airy layout is complemented by air conditioning in all rooms, ensuring comfort throughout the year. Photovoltaic systems are installed for three-bedroom apartments, enhancing energy efficiency and reducing running costs. The building is designed to the highest standards, with an external thermal facade system, Energy Efficiency Certificate A, and provisions for electric vehicle charging i...

#### Property Info

Covered Area	<b>140</b>
Covered Veranda	<b>31</b>
Floor Number	<b>2</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>241695</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: €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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 679.00/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

€235 000 on Jan 20, 2026



