

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

This modern 2-bedroom apartment offers comfortable and well-connected living in the sought-after area of Latsia, Nicosia. Positioned in a pleasant residential location with direct access to the main highway, it provides excellent connectivity to the city centre and all major cities across the island.

The apartment features a bright open-plan living and dining area, designed to maximise space and functionality. Two well-proportioned bedrooms ensure comfortable everyday living, while large windows enhance natural light and create a welcoming atmosphere. The practical layout makes the apartment suitable for both owner-occupation and long-term rental use.

Its strategic location ...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>241819</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: €190 000 + VAT**

VAT for this property is **€9,500** or **€36,100**. 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>€1 743.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€190 000 on Jan 23, 2026



