

## 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 ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>109</b>			Reference Number	<b>241820</b>
Covered Veranda	<b>23</b>			Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>7</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>€1 835.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€200 000 on Jan 23, 2026



