

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

This two-bedroom, two-bathroom apartment is part of a boutique residential development in one of Latsia's most evolving neighbourhoods. Designed for modern lifestyles, the home features generous outdoor spaces, including a large veranda ideal for dining, entertaining, or relaxing, as well as a kitchen balcony that brings in additional daylight and fresh air.



The apartment is built with a focus on sustainability and comfort. It achieves Energy Efficiency Class A and includes photovoltaic systems to reduce running costs. Advanced thermal insulation, high-performance aluminium windows and shutters, and integrated sun-shading on the veranda ensure a comfortable indoor environment year-round.

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11517</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Latsia      Region: **Nicosia**  
**Coordinates:** **35.11399357 / 33.37779524**

## Price: €189 000 + VAT

VAT for this property is **€9,450** or **€35,910**. 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>€1 734.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€189 000 on Jan 30, 2026







