

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	109
Covered Veranda	22
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	11520
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

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

Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 789.00/m²		

Representative: RealDeal Estates

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Price change history

€195 000 on Jan 30, 2026





