

2 Bedroom Apartment for Sale in Latsia, Nicosia District

This two-bedroom, two-bathroom penthouse 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. As a top-floor unit, it enjoys the added luxury of a private rooftop garden, creating an elevated outdoor retreat with open, uninterrupted views. ✖

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. Advance...

Property Info

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

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	11521
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Roof Garden

Location

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

Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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	€2 064.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€225 000 on Jan 30, 2026







