

## 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		Plot / Area Info		Additional info	
Covered Area	<b>109</b>			Reference Number	<b>11521</b>
Covered Veranda	<b>22</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amilities	Location	Region
• Roof Garden	<b>Location:</b> Latsia Coordinates: <b>35.11399357 / 33.37779524</b>	<b>Nicosia</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€2 064.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€225 000 on Jan 30, 2026







