

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

This stylish 2-bedroom apartment is part of a new residential development in the sought-after area of Latsia, Nicosia. Combining modern design with everyday functionality, it offers a balanced living environment suitable for couples, small families, or long-term investment.

The apartment boasts an open-plan living and dining area, two comfortable bedrooms, and a well-designed bathroom layout. The building features an elevator, while each apartment includes its own parking space and storage room. With an Energy Efficiency Class A rating, the property ensures reduced energy consumption and modern construction standards.

### Key Features:

- 2 bedrooms & 2 bathroom

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### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>21</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>242085</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €198 000 + VAT

VAT for this property is **€9,900** or **€37,620**. 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>€1 904.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€198 000 on Feb 4, 2026

