

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

This spacious 3-bedroom apartment offers refined modern living within a newly built residential building in the prestigious area of Latsia, Nicosia. Designed for families or buyers seeking extra space, it combines quality construction with a practical and comfortable layout.

The apartment features a generous open-plan living and dining area, three well-proportioned bedrooms, and thoughtfully designed interiors. An elevator provides easy access to all floors, while a private parking space and storage room add everyday convenience. The building’s Energy Efficiency Class A certification highlights its high standards of sustainability and comfort.

**Key Features:**

- 3 bed...

**Property Info**

Covered Area	<b>133</b>
Covered Veranda	<b>28</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

**Plot / Area Info**

Parking	<b>Covered, Yes</b>
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**Additional info**

Reference Number	<b>242086</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

**Amenities**

- Parking

**Location**

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

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>€1 767.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€235 000 on Feb 4, 2026

