

### 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 **133**  
 Covered Veranda **28**  
 Floor Number **2**  
 Total Number of Floors **3**  
 Energy Efficiency **A**

**Plot / Area Info**

Parking **Covered, Yes**

**Additional info**

Reference Number **242087**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2027**  
 Bathrooms **3**

**Amenities**

- Parking

**Location**

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

**Price: €240 000 + VAT**

VAT for this property is **€12,000** or **€45,600**. 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>€1 805.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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**Price change history**

€240 000 on Feb 4, 2026

