

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

This modern 1-bedroom apartment is located in a new three-storey residential complex in the sought-after area of Latsia, Nicosia. Designed for comfortable urban living, it is ideal for singles, couples, or as a smart investment opportunity.

The apartment features a bright open-plan kitchen and living area, a well-sized bedroom, and a practical bathroom layout. High construction standards and an Energy Efficiency Class A ensure low running costs and long-term comfort. A private storage room is included, while selected apartments also benefit from a parking space. The location, just 2 km from a large park and close to everyday amenities, adds to its appeal.

Key Features:

...

### Property Info

Covered Area	<b>59</b>
Covered Veranda	<b>9</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>242116</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €135 000 + VAT

VAT for this property is **€6,750** or **€25,650**. 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>€2 288.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>mymospace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€135 000 on Feb 4, 2026

