

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

This spacious 2-bedroom Penthouse is part of a newly developed residential complex in the desirable area of Latsia, Nicosia. With a limited number of apartments in the building, it provides privacy, quality, and a calm residential atmosphere.

The Penthouse includes an open-plan living and dining area, two comfortable bedrooms, and a well-designed bathroom layout. Built to modern standards, it features high energy efficiency (Class A), a private storage room, and, in selected units, a dedicated parking space. Its location just 2 km from a park and close to key amenities makes it suitable for families, professionals, or long-term rental investment.

Key Features:

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### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>19</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>242118</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: €220 000 + VAT**

VAT for this property is **€11,000** or **€41,800**. 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>€2 200.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€220 000 on Feb 4, 2026

