

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

This spacious 2-bedroom apartment is part of a newly developed residential complex in the desirable area of Latsia, Nicosia. Created with modern lifestyles in mind, it provides an ideal balance of comfort, functionality, and long-term value.

The layout includes an open-plan living and dining area with a modern kitchen, two well-proportioned bedrooms, and two bathrooms, offering comfort and privacy for residents. High-quality construction, contemporary finishes, and practical design elements define the interior. The apartment also benefits from a private storage room and a dedicated parking space. Energy Efficiency Class A ensures reduced energy consumption and enhanced sustainability.

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>24</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>
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### Additional info

Reference Number	<b>242263</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: €209 000 + VAT**

VAT for this property is **€10,450** or **€39,710**. 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>€1 935.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€209 000 on Feb 6, 2026

