

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

This well-designed 2-bedroom apartment delivers comfortable and energy-efficient living within a new residential complex in Latsia, Nicosia. Combining modern architecture with practical layouts, it is well suited for small families or long-term homeowners.

The apartment comprises a bright open-plan living and dining area, a contemporary kitchen, two spacious bedrooms, and two bathrooms. Large covered verandas enhance indoor-outdoor living, while quality materials and thoughtful design elevate everyday comfort. Parking and an individual storage room are provided, and the Class A energy rating ensures sustainability and cost efficiency.

Key Features:

- 2 bedrooms & am...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>102</b> |
| Covered Veranda        | <b>22</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>242268</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: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>€1 912.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€195 000 on Feb 6, 2026



