

## 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>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>242269</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: €200 000 + VAT**

VAT for this property is **€10,000** or **€38,000**. 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>€1 961.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€200 000 on Feb 6, 2026



