

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

This spacious 3-bedroom Penthouse offers refined modern living in a newly built residential complex in the desirable area of Latsia, Nicosia. Designed to meet the needs of families, it combines generous interior spaces with high energy efficiency and everyday convenience.

The Penthouse features a large open-plan living and dining area, a modern kitchen, three comfortable bedrooms, and well-planned bathrooms. A generous covered veranda provides additional outdoor space, ideal for relaxation or entertaining. The property includes a private storage room and dedicated parking, while the building's Class A energy efficiency ensures long-term sustainability.

Key Features:

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#### Property Info

Covered Area	<b>137</b>
Covered Veranda	<b>27</b>
Floor Number	<b>3</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>242271</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

**Price: €255 000 + VAT**

VAT for this property is **€12,750** or **€48,450**. 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>€1 861.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€255 000 on Feb 6, 2026



