

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

This modern 1-bedroom apartment is located in a newly developed residential complex in the comfortable and family-friendly area of Latsia, Nicosia. Designed with efficiency and everyday convenience in mind, it is ideal for professionals, couples, or investors seeking a well-balanced urban lifestyle.

The apartment features an open-plan living and dining area with a contemporary kitchen, one bedroom, and a well-appointed bathroom. High construction standards, along with Class A energy efficiency, ensure reduced energy costs and sustainable living. A private storage room and dedicated parking space are included for added practicality.

### Key Features:

- 1 bedroom & 1 b...

#### Property Info

Covered Area	<b>56</b>
Covered Veranda	<b>16</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>242285</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

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

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>€2 500.00/m²</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>
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## Price change history

€140 000 on Feb 7, 2026

