

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

This well-planned 2-bedroom apartment offers comfortable modern living in a new residential complex situated in one of Latsia's most liveable neighborhoods. Its thoughtful layout and energy-efficient design make it ideal for small families or long-term homeowners.

The apartment includes a bright open-plan living and dining area, a modern kitchen, two bedrooms, and two bathrooms. Quality construction and Class A energy efficiency ensure durability and low operating costs. The property also benefits from a private storage room and a dedicated parking space.

### Key Features:

- 2 bedrooms & 2 bathrooms
- Open-plan living and dining areas
- Contemporary...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</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>242287</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: €198 000 + VAT

VAT for this property is **€9,900** or **€37,620**. 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>€1 960.00/m²</b>		

## Representative: MySpace

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## Price change history

€198 000 on Feb 7, 2026

