

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

This contemporary two-bedroom apartment is part of an exclusive residential development in Latsia, Nicosia, designed to combine modern aesthetics with practical living spaces. Ideal for both homeowners and investors, the property offers comfort, functionality, and long-term value. 

Situated in a peaceful yet well-connected area, the residence enjoys easy access to supermarkets, schools, public services, and the highway, ensuring everyday convenience.

### Key Features:

- Two well-proportioned bedrooms
- Open-plan living and dining area
- Spacious covered veranda
- Energy Efficiency Class A construction
- Private parking space
- Individ...

### 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>12081</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Latsia  
**Coordinates:** **35.10566445 / 33.38144303**

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>~€4 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 912.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€195 000 on Mar 6, 2026



