

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

Brand new project in Lakatamia. The building consists of two floors and 11 apartments. This apartment is on the first floor and consists of a living room with dining area and open plan kitchen two bedrooms and two bathrooms. TECHNICAL FEATURES Energy efficiency A Covered parking spaces Covered terraces Stoarge Excellent quality materials Guaranteed quality of construction Provisions for air conditioners Thermal insulating aluminum Thermal facade Installation of 3 kw photovoltaics for common areas Modern design and architecture Ολοκαίνουργιο έργο στη Λακατάμια. Το κτίριο αποτελείται από δύο ορόφους και 11 διαμερίσμα...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>75</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL20858</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

**Location:** Lakatamia Region: **Nicosia**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>€2 133.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€160 000 on Nov 2, 2023





