

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

Under construction spacious three bedroom apartment in a great area in Lakatamia, Nicosia-Cyprus.



The apartment will have 118m2 of internal area plus 26m2 of covered veranda. It will also have electric heating and photovoltaic panels 2.9KW, as well as provision for A/C, solar water heater, guest WC, en-suite bathroom, covered parking and storage room.

It will be built in an excellent location, close to many amenities such as supermarkets, parks, school, etc.

Price: 265,000 + VAT

REFERENCE NUMBER: 51184

#### Property Info

Covered Area **118**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **51184**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Lakatamia  
 Coordinates: **35.103755510265 / 33.307359420096**

Region: **Nicosia**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€2 246.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
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## Price change history

€275 000 on Feb 7, 2024  
 €265 000 on Feb 12, 2025

