

## 3 Bedroom House for Sale in Nicosia

This Home is a beautifully designed project of two family homes located in the center of Lakatamia, in a close proximity to services and amenities, including shopping and dining, schools, supermarkets and the linear park alongside Pedieos riverbed.



Each residence has a contemporary layout with spacious, open-plan interiors permeated by natural light and finished with the finest materials. The ground floor area opens into a large living room that can hold a 3 meter wide TV station, followed by the guest W.C., the dining area, and the stylish kitchen overlooking the lavish garden at the other end of the house.

A modern staircase leads to the top floor with three spacious bedro...

### Property Info

Covered Area	<b>183</b>
Covered Veranda	<b>24</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>232</b>
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### Additional info

Reference Number	<b>7451</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Nicosia      Region: **Nicosia**  
**Coordinates:** **35.114972 / 33.310061**

## Price: €325 000 + VAT

VAT for this property is **€24,455** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 776.00/m²</b>		

## Representative: MySpace

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## Price change history

€325 000 on Apr 17, 2024

