

## 6+ Bedroom House for Sale in Lakatamia, Nicosia District

Villa is a two-floor building with a basement and swimming pool and it is constructed with expensive material and finishing. The Villa is also equipped with central heating and air-conditioning and CCTV. Villa is located at an exclusive hill with an excellent view to the city of Nicosia. The total covered area of the Villa is about 1550 square meters. The total land area is about 13.340 square meters and on the south, east and north boundaries, the property is surrounded by government land providing unique privacy to the Villa.

The Ground Floor consists of:

- a big foyer
- a large office with a fire place

&#8211...

### Property Info

|                  |             |
|------------------|-------------|
| Covered Area     | <b>1550</b> |
| Heating          | <b>Yes</b>  |
| Air Conditioning | <b>Yes</b>  |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>13340</b>        |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>16423</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Storage room

### Location

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

## Price: €18 000 000 + VAT

VAT for this property is **€3,176,129** or **€3,420,000**. 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>~€716 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 613.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€18 000 000 on May 22, 2024















