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### **3 Bedroom House for Sale in Lakatamia, Nicosia District**

A modern 3 bedroom semi-detached house is available for sale in Lakatamia.

The ground floor consists of an outdoor swimming pool with a beautiful garden, a storage room, the living room with the dining area, a kitchen, a guest toilet and a covered parking space.

On the upper floor there are 3 spacious bedrooms, all with an en-suite and a big closet room.

It is semi-furnished with all electric appliances, a modern electric fire place and new A/C units in all rooms.

It is in a quiet neighborhood near Manglis Lake with easy access to supermarkets, stores, cafes etc.

Property Info	Plot / Area Info	Additional info
		Reference Number 48483
Covered Area 200		Property type House
		Condition <b>Pre-Owned</b>
Air Conditioning <b>Yes</b>		Construction Year 2022
		Bathrooms <b>3</b>

#### Amenities

Storage room

Location Location: Lakatamia Region: Nicosia



### Price: €560 000 + VAT

VAT for this property is €47,600 or €106,400. 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	Excluded	Title transfer fee	~€19 000.00	Common expenses	None
		Price per SQM	€2 800.00/m²	Common expenses	

### **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
	307/E	name	SERVICES LTD	

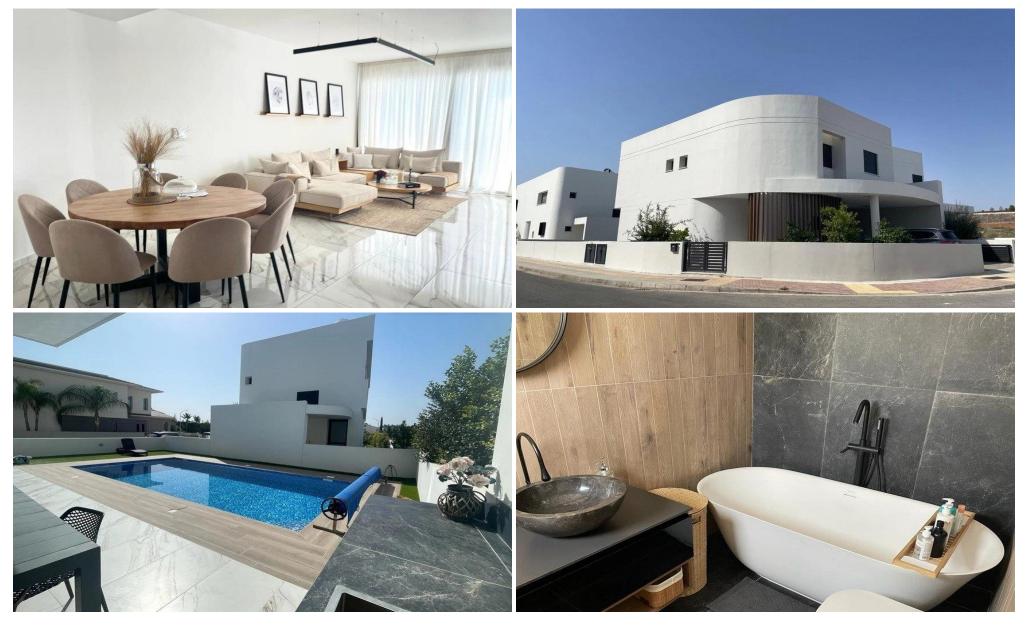
Phone: +35725310243, +35770000889

## **Price change history**

€560 000 on May 24, 2024

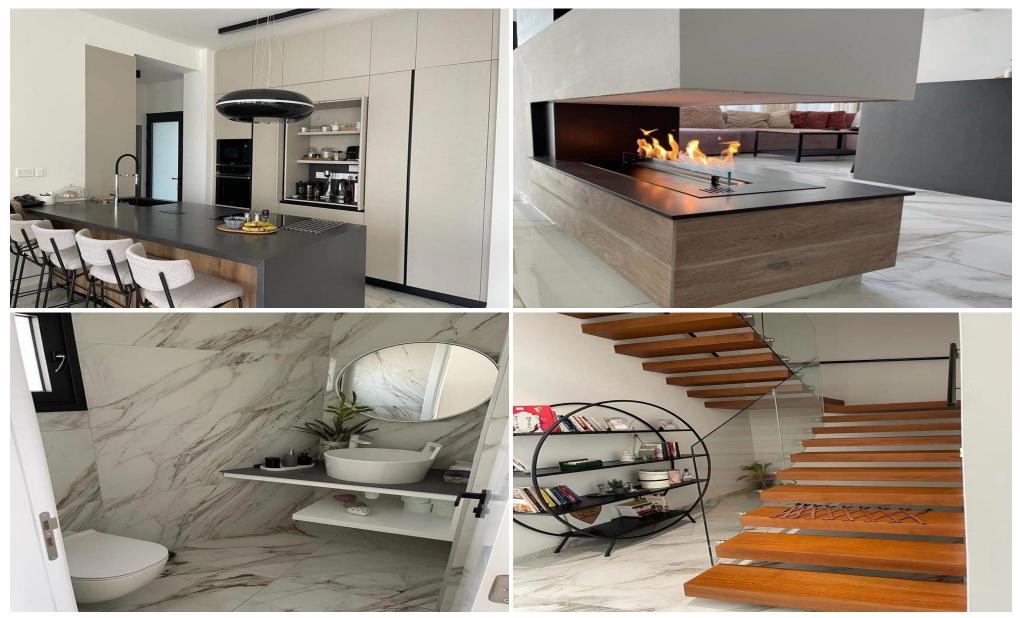
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