

## 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 <b>200</b>     |                  | Property type <b>House</b> |
| Air Conditioning <b>Yes</b> |                  | Condition Pre-Owned        |
| All Collaborating Tes       |                  | Construction Year 2022     |
|                             |                  | Bathrooms <b>3</b>         |

**Amenities** Location

• Storage room 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 | ~ <b>€19 000.00</b> | Common ovnoncos |      |
|-----|----------|--------------------|---------------------|-----------------|------|
|     |          | Price per SOM      | €2 800.00/m²        | Common expenses | None |

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

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## **Price change history**

€560 000 on May 24, 2024











