

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

A beautiful home for a modern family. The house is located in Lakatamia, a quiet and safe neighbourhood with easy access to all the amenities, the city's main arteries and to the highway.

This modern home is built on two levels. The ground floor comprises of spacious living room, a large modern kitchen and open plan dining room and a guest bathroom, a veranda leading into the garden. On the first floor, you will find a master bedroom with en-suite shower, 3 additional cosy bedrooms, and a family bathroom.

Some of the features this modern home has to offer are True Energy Efficiency A, double parking, high-end finishes, complete external thermal insulation.

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#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**180**

Plot area

**232**

Reference Number

**26065**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2025**

Bathrooms

**2**

#### Amenities

- Storage room

#### Location

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

## Price: €345 000 + VAT

VAT for this property is **€25,300** or **€65,550**. 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>€1 917.00/m<sup>2</sup></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>

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## Price change history

€325 000 on May 26, 2024

€335 000 on Jun 27, 2024

€345 000 on Feb 27, 2025



