

## 2 Bedroom Apartment for Sale in Lakatamia, Nicosia District

2-Bedroom Apartment – Spacious Comfort for Modern Families



Living & Dining Area

The open-plan living and dining area is the centerpiece of the home, designed for both everyday family life and entertaining. Floor-to-ceiling windows and sliding doors ensure natural light fills the space, while direct access to the veranda connects the indoors with the outdoors.

Kitchen

The kitchen is equipped with modern cabinetry, durable countertops, and provisions for premium appliances. Its functional layout makes cooking and dining effortless, while the open-plan design allows interaction with family and guests in the adjoining living area.

Master Bedroom

The m...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>11</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>232868</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Lakatamia

Region: **Nicosia**

Coordinates: **35.110399643183 / 33.293646191689**

**Price: €198 000 + VAT**

VAT for this property is **€9,900** or **€37,620**. 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>€2 084.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€188 000 on Sep 17, 2024

€192 000 on Feb 2, 2025

€198 000 on Mar 19, 2025



