

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

Reference ID: #SA34600 Price details: €430,000 Two-storey house in Archangelos-Anthoupoli, Lakatameia, Nicosia. The ground floor consists of an open plan living/dining room, guest toilet, kitchen/hall as an open plan, and a storage area. The 1st floor consists of a bathroom, and 4 bedrooms (one of which is en-suite). Furthermore there is an attic which is used as a storage room. Externally the house benefits from one parking space, kiosk and a large storage space. The asset is located approximately 2.7km from B9 motorway, and approximately 3.5km from Egkomi community centre. The property falls within Zone Kα7, with a building coefficient of 80%, coverage of 45%, and permission for 3 floors (1...



### Property Info

Covered Area	<b>222</b>
Covered Veranda	<b>Unknown</b>
Uncovered Veranda	<b>Unknown</b>

### Plot / Area Info

Plot area	<b>593</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA34600</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Lakatamia

Region: **Nicosia**

Coordinates: **35.145247798086 / 33.297075096489**

## Price: €430 000 + VAT

VAT for this property is **€41,024** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 937.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€430 000 on Sep 27, 2024





