

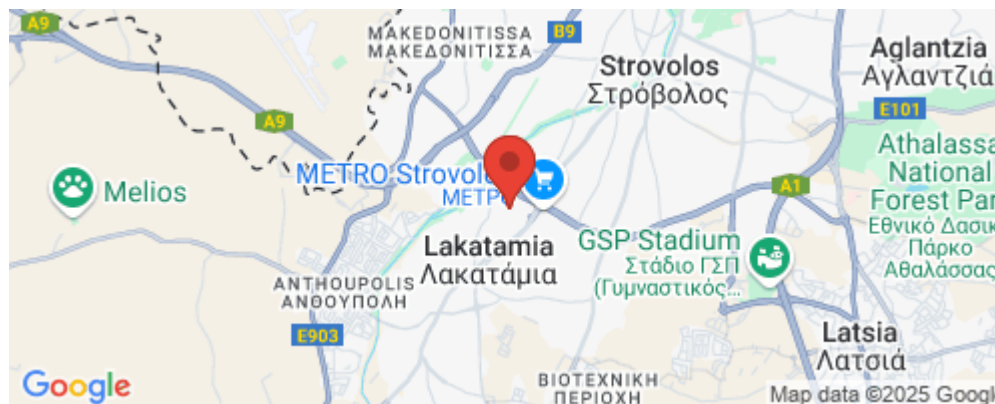
### 3 Bedroom House for Sale in Lakatameia - Agios Nikolaos, Nicosia District

Luxurious and modern 3-bedroom detached house with swimming pool, located in a new residential area in Lakatameia.

This lovely home offers a unique modern design that will be finished with modern and stylish interiors with high-quality materials and many extra amenities.

This family house has a large terrace, a beautiful garden with an exterior living area where you can enjoy your coffee next to the pool.

The ground floor consists of a spacious open-plan modern kitchen connected to a large dining room, two comfortable living rooms, a modern fireplace, and a guest WC. also has a lift for easy access to all levels of the unit. The large spiral staircase leads from the ba...



#### Property Info

Covered Area	<b>460</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>Partial, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>1-836</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

#### Amenities

#### Location

**Location:** Lakatameia - Agios Nikolaos

Region: **Nicosia**

Coordinates: **35.125438993074 / 33.318177110658**

## Price: €850 000 + VAT

VAT for this property is **€122,696** or **€161,500**. 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>€1 848.00/m<sup>2</sup></b>		

## Representative: Casa Mare

Registration number	<b>849</b>	Email	<b>info@casamare.cy</b>
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## Price change history

€850 000 on Nov 22, 2024





