

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

Luxury detached house in Lakatamia, located in a quiet residential neighborhood.

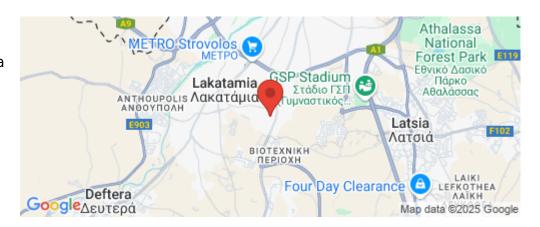
This modern design house consists of a large living room, a dining room, a separate kitchen with an island and a cozy sitting area with a fireplace, a large laundry room, and a guest toilet on the ground floor. On the first floor, there are four bedrooms, all of them with en-suite facilities, and the main one with a large walk-in closet.

Externally, there is a huge landscaped garden, an overflow saltwater pool  $(10\times5)$ , covered/uncovered verandas, an outdoor shower, a barbecue area, an en-suite maid's room, and two garages.

Additional Characteristics:

- Underfloor Heatin...

**Amenities** 



Property Info	
Covered Area	595
Covered Veranda	64
Uncovered Veranda	150
Total Number of Floors	2
Furnishing	Furnished
Heating	Radiators, Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Inf	0	Additional info		
Plot area Pool Parking	595 Private, Yes Covered, Yes	Property type Condition Construction Year Bathrooms	House Pre-Owned 2009 5+	

Location



- Balcony
- BBQ zone
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

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

Coordinates: **35.11001** / **33.33002** 



Price: €785 000 + VAT

VAT for this property is €121,444 or €149,150. 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	~€28 <b>000.00</b>	Common expenses	
Title deed	Has Title	Price per SOM	€1 319.00/m²		None

## **Price change history**

€785 000 on Dec 1, 2024









































