

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

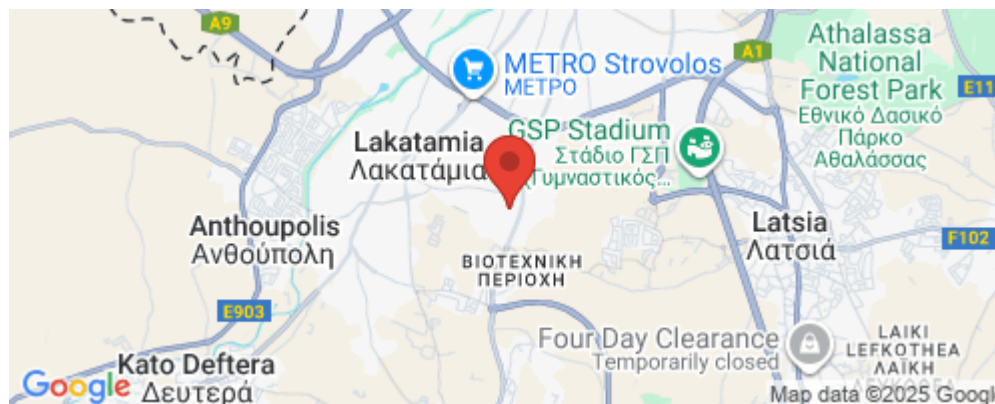
Luxury detached house in Lakatamia, located in a quiet residential neighborhood.

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 (10x5), covered/uncovered verandas, an outdoor shower, a barbecue area, an en-suite maid's room, and two garages.

Additional Characteristics:

- Underfloor Heatin...



### Property Info

Covered Area	<b>595</b>
Covered Veranda	<b>64</b>
Uncovered Veranda	<b>150</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Heating	<b>Radiators, Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Amenities

### Location

### Plot / Area Info

Plot area	<b>595</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2009</b>
Bathrooms	<b>5+</b>

- Air Conditioning
- 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	~€28 000.00	Common expenses	
Title deed	Has Title	Price per SQM	€1 319.00/m²		None

Price change history

€785 000 on Dec 1, 2024























