

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

Detached two-storey house with a garage in Lakatameia, Nicosia. It is ideally situated close to a plethora of amenities and services such as schools, banks, supermarkets, shops etc.

On the ground floor it consists of a sitting area, a living room with a dining room, a kitchen with a sitting area, a storage room/laundry room, a boiler room, a guest WC and an office.

The upper floor consists of 3 bedrooms with the main one having a shower with a WC, a small living room and a bathroom with a WC.

The house has covered and uncovered verandas, pergola with a barbecue, garage used as covered parking & storage, garden and fencing.

Internal area 250 sq.m. and covered v...

### Property Info

Covered Area	<b>288</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>604</b>
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### Additional info

Reference Number	<b>55511</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €350 000 + VAT

VAT for this property is **€40,979** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 215.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€350 000 on Dec 12, 2024











