

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

Modern house under construction for sale in Nicosia, Lakatameia. The house includes a spacious living room, kitchen, 3+1 bedrooms and 3 bathrooms. There is also a terrace, barbecue area, parking and a storage room. It is equipped with a 5 kW photovoltaic system and a video intercom. Ceramic tiles are laid on the floors in the living room, kitchen and bathrooms, and parquet in the bedrooms. The construction uses the highest quality materials with thermal insulation characteristics that ensure durability and energy efficiency. The elegant design of the house highlights its uniqueness. The convenient location near urban infrastructure makes this house an ideal choice for living.

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>122116</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Lakatameia - Agios Nikolaos Region: **Nicosia**

**Price: €365 000 + VAT**

VAT for this property is **€31,025** or **€69,350**. 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>€1 825.00/m²</b>		

**Representative: DOM Real Estate**

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**Price change history**

€365 000 on Jan 19, 2025



