

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

The villa is for sale in the off-plan stage (construction will begin after signing the sale agreement). Cozy space in Lakatamia, Nicosia, convenient access to the center of the capital, Limassol and Larnaca.

#### Property Info

Covered Area	<b>212</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>125344</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

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

**Price: €345 000 + VAT**

VAT for this property is **€31,375** or **€65,550**. 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>€1 627.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€335 000 on Jan 29, 2025  
€345 000 on Feb 25, 2025





