

## 3 Bedroom House for Sale in Nicosia District

3-bedroom house in Lakatameia, in Nicosia.

This property has 2 bathrooms (one is en-suite) and a guest WC, open plan kitchen, covered parking, storage room, home office and a comfortable wardrobe in the master bedroom.

It is located near to all amenities.

The total covered area is 234 m<sup>2</sup> and the plot area is 300 m<sup>2</sup>.

Subject to VAT.

### Property Info

Covered Area	<b>234</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>52169</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**

**Price: €419 000 + VAT**

VAT for this property is **€42,007** or **€79,610**. 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>~€13 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 791.00/m<sup>2</sup></b>		

**Representative: G&P Lazarou Estate Agents**

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**Price change history**

€419 000 on Feb 13, 2025

