

### 3 Bedroom House for Sale in Nicosia District

3-Bedroom Villa – Modern Family Living in Central Lakatamia

#### General Description

This 3-bedroom villa represents the perfect blend of modern design, functional elegance, and family comfort, ideally located in the heart of Lakatamia. Designed for those who value both style and practicality, the residence combines contemporary architecture, spacious interiors, and a peaceful neighborhood setting, offering a lifestyle of quality and convenience.

Situated close to schools, supermarkets, shopping and dining options, as well as the Pedieos linear park, the villa provides residents with a balanced urban lifestyle — where everyday essentials and green open spaces are only mom...

#### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>21</b>
Uncovered Veranda	<b>4</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>235172</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

Region: **Nicosia**

## Price: €345 000 + VAT

VAT for this property is **€25,522** 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>€1 906.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€335 000 on Feb 19, 2025

€345 000 on Oct 24, 2025





