

## 2 Bedroom Apartment for Sale in Nicosia District

Modern 2-bedroom apartment for sale, located in Lakatameia area.

The building is situated close to the Nicosia Mall, with a direct access to the city center.

It consists of two floors, each floor with three 2-bedroom apartments.

It has an open plan living area, with a modern kitchen, a large veranda, parking space and provision for photovoltaic panels.

Main features also include the installation of air conditioning split units, storage, high ceilings, modern design, high end finishes.

### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

Reference Number	<b>52347</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**

**Price: €195 000 + VAT**

VAT for this property is **€9,750** or **€37,050**. 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>€2 143.00/m<sup>2</sup></b>		

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

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**Price change history**

€195 000 on Feb 27, 2025

