

### 3 Bedroom House for Sale in Lakatamia, Nicosia District

Reference ID: #SA36085 Price details: €350,000 Detached two-storey house with a garage in Agios Nikolao quarter in Lakatameia municipality of Nicosia district. The property is ideally situated close to a plethora of amenities and services such as schools, banks, supermarkets, shops etc. The house was built in circa 1993 and consists of the ground floor and the 1st floor. On the ground floor it consists of a sitting area, a living room with a dining room, a kitchen with a sitting area, a storage room/laundry room, a boiler room, a guest WC and an office. The upper floor consists of 3 bedrooms with the main one having a shower with a WC, a small living room and a bathroom with a WC. Exte...



#### Property Info

Covered Area  
Total Number of Floors

**288**  
**2**

#### Plot / Area Info

Plot area

**604**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA36085**  
**House**  
**Pre-Owned**  
**2**

#### Amenities

#### Location

**Location:** Lakatamia  
**Coordinates:** **35.098091969167 / 33.302712811231**

Region: **Nicosia**

## Price: €350 000 + VAT

VAT for this property is **€40,979** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 215.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€350 000 on Feb 27, 2025





