

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

3 bedroom house for sale in a new residential complex located in Lakatamia, Nicosia. The complex is located in a quiet and developing area, close to green areas and prestigious schools (Grammar School, Pascal), with convenient access to the city center. The house has a modern design and includes a private garden and covered parking. On the ground floor there is a spacious living room, a dining room, a sitting area and an open kitchen with access to a covered terrace and garden, as well as a guest toilet. There are three spacious bedrooms on the second floor, with the master bedroom having its own bathroom. The house has high energy efficiency, is certified as Class A', and is equipped wi...

### Property Info

Covered Area	<b>216</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>134806</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

## Price: €456 000 + VAT

VAT for this property is **€42,307** or **€86,640**. 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>€2 111.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€456 000 on Apr 16, 2025

