

## 2 Bedroom Apartment for Sale in Nicosia District

For Sale – Under Construction 2-Bedroom Apartment in Lakatamia, Nicosia

This modern 2-bedroom apartment, currently under construction, is designed with elegance, functionality, and comfort in mind. Featuring a contemporary aesthetic with clean lines and open spaces, the apartment offers bright interiors enhanced by large windows, light tones, and a spacious layout that promotes a calm and relaxing atmosphere.

Built with high-quality materials such as wood, marble, glass, and premium ceramics, the apartment combines luxury with durability. The lighting design includes hidden LED features, spotlights, and floor lamps that highlight the architectural elements and create a cozy ...

### Property Info

### Plot / Area Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>87</b> |
| Covered Veranda        | <b>19</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>53196</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

Region: **Nicosia**

## Price: €226 800 + VAT

VAT for this property is **€11,340** or **€43,092**. 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>€2 607.00/m<sup>2</sup></b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>701</b>   | Email      | <b>info@gp Lazarou.com</b>               |
| License number                    | <b>442/E</b> | Legal name | <b>G&amp;P Lazarou Estate Agents Ltd</b> |
| Phone: +35722024949, +35799832817 |              |            |  |

## Price change history

€226 800 on Apr 30, 2025





