

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

Reference ID: #SA28826 Price details: €260,000 This asset is a house on two levels in Lakatamia, Nicosia. The ground floor has an area of 154sqm and comprises of an open plan living/dining room and kitchen, a guest toilet, a bathroom and three bedrooms. The semi-basement has an area of 106sqm and comprises of two bedrooms, a kitchen, a shower room and a storage room. Externally there are covered verandas, a backyard and two uncovered parking spaces. The wider area of the property comprises of residential developments that enjoys easy accessibility towards Nicosia city centre. The asset falls within planning zone Kα6, with building density coefficient of 90%, coverage coefficient of 50%,...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**260**

Plot area

**293**

Reference Number

**SA28826**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

**Location:** Lakatamia

Region: **Nicosia**

Coordinates: **35.120876380221 / 33.297313702352**

## Price: €260 000 + VAT

VAT for this property is **€28,400** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 000.00/m²</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>
Phone: +35777000111			

## Price change history

€260 000 on Jun 17, 2025

