

### 3 Bedroom Apartment for Sale in Nicosia District

This particular 3-bedroom apartment in Lakatameia, Nicosia is the pinnacle of space and comfort designed for families who need flexibility and style. It features a wide open-plan living and dining room with large windows and access to a spacious veranda that truly extends the living space.

The kitchen is separated yet open to the social areas, allowing for both privacy and connection. The large master bedroom includes an en-suite bathroom and walk-in or full-height wardrobes. Two additional bedrooms are perfectly sized for children, guests, or home office use, with a conveniently positioned shared bathroom between them.

This apartment offers ample storage, an efficient layout...

#### Property Info

Covered Area	<b>102</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

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

Reference Number	<b>237914</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: €203 000 + VAT

VAT for this property is **€10,150** or **€38,570**. 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>€1 990.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€203 000 on Jul 11, 2025

