

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

Two-storey house with swimming pool and basement in an attractive and popular location in Lakatamia. The property is ideally situated close to a plethora of amenities and services such as schools, banks, supermarkets, shops etc.

It consists of a living room/dining room as an open space, kitchen/sitting area as an open space, laundry room and guests toilet on the ground floor. The 1st floor consists of four bedrooms (the main en-suite) and main bathroom. The basement comprises of a boiler room, a shower with toilets, a storage and parking space.

Outside there is a beautiful garden area with trees, covered/ uncovered verandas and swimming pool.

It also has a barbeque a...

### Property Info

Covered Area **440**  
Heating **Yes**

### Plot / Area Info

Plot area **558**  
Pool **Private, Yes**

### Additional info

Reference Number **58767**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **3**

### Amenities

- Garden

### Location

**Location:** Lakatamia Region: **Nicosia**

## Price: €358 000 + VAT

VAT for this property is **€50,934** or **€68,020**. 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>~€10 920.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€814.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€358 000 on Jul 18, 2025

