

3 Bedroom House for Sale in Lakatamia, Nicosia District

Situated in the desirable area of Agios Nikolaos, Lakatamia, Nicosia, this detached ground floor house occupies a prominent corner plot with dual frontage along Apollonos and Athinon streets, totalling approximately 43 meters—offering excellent visibility and access. Property Features: • Ground Floor Layout: An open-plan living, sitting, dining, and kitchen area centered around a cozy fireplace, complemented by a convenient guest W/C. A small internal staircase leads to a slightly elevated level housing three bedrooms and a bathroom, providing privacy and comfort. • Basement: Accessible via a side ramp and internal stairs, with plans for an additional external staircase. This level...



Property Info

Plot / Area Info

Additional info

|              |     |           |     |                  |           |
|--------------|-----|-----------|-----|------------------|-----------|
| Covered Area | 170 | Plot area | 519 | Reference Number | 27179     |
|              |     |           |     | Property type    | House     |
|              |     |           |     | Condition        | Pre-Owned |
|              |     |           |     | Bathrooms        | 1         |

Amenities

Location

Location: Lakatamia                      Region: Nicosia  
Coordinates: 35.108871 / 33.303666

## Price: €260 000 + VAT

VAT for this property is **€17,282** 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>€1 529.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€260 000 on Aug 25, 2025













