

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

Located in a quiet residential area within the Agia Paraskevi quarter of Lakatamia Municipality this two storey semi detached home offers generous living spaces and excellent accessibility. The property is built on a 50 distributed share and includes a covered garage. Location Highlights Approx. 340m east of Archbishop Makarios III Avenue Approx. 630m southwest of METRO roundabout Approx. 1.1km west of Tseriou Avenue Ground Floor Layout Open plan living sitting and dining area Separate kitchen with dining space and pantry Guest W C First Floor Layout Four bedrooms including a master with en suite bathroom One shared bathroom Two uncovered verandas Outdoor Features Covered and uncovered ve...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**172**

Plot area

**256**

Reference Number

**VL50112**

Property type

**House**

Bathrooms

**2**

### Amenities

- Balcony

### Location

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

## Price: €275 000 + VAT

VAT for this property is **€18,674** or **€52,250**. 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>~€7 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 599.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
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## Price change history

€275 000 on Sep 16, 2025







