

## 2 Bedroom Apartment for Sale in Nicosia District

This elegant two-bedroom apartment offers modern comfort and functional design in a quiet residential area of Lakatamia. The spacious layout features an open-plan living room, dining area, and kitchen, creating a bright and welcoming atmosphere with access to a covered terrace — perfect for relaxing or entertaining.

The apartment includes two bathrooms, one of which is an en-suite shower in the master bedroom, ensuring convenience and privacy. Built with energy efficiency in mind, it comes equipped with a photovoltaic system, while provisions for wall-mounted electric heaters add year-round comfort.

Residents also benefit from a private storage room and covered parking spa...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>95</b>				
Covered Veranda	<b>10</b>			Reference Number	<b>9277</b>
Floor Number	<b>1</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location
• Parking	Region: <b>Nicosia</b> Coordinates: <b>35.110361079553 / 33.293727196905</b>

## Price: €178 000 + VAT

VAT for this property is **€8,900** or **€33,820**. 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 Price per SQM	<b>~€3 720.00</b> <b>€1 874.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€178 000 on Oct 8, 2025

