


## 1 Bedroom Apartment for Sale in Nicosia District

This stylish one-bedroom apartment offers modern comfort and smart design in a peaceful residential area of Lakatamia. The open-plan layout combines the living room, dining area, and kitchen into a bright, functional space that opens onto a covered terrace, perfect for relaxing or enjoying your morning coffee. 

The apartment includes one bathroom with a shower, a private storage room, and a covered parking space, ensuring convenience and practicality. Built with high-quality materials and attention to detail, it provides a cozy yet contemporary living environment.

With provisions for wall-mounted electric heaters and an energy-efficient design, this apartment is ideal for ind...

### Property Info

Covered Area	<b>61</b>
Covered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9279</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Nicosia**  
Coordinates: **35.110361079553 / 33.293727196905**

## Price: €120 000 + VAT

VAT for this property is **€6,000** or **€22,800**. 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>~€2 150.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 967.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€120 000 on Oct 8, 2025

