

## 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

Covered Area	<b>95</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>9280</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €173 000 + VAT

VAT for this property is **€8,650** or **€32,870**. 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>~€3 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 821.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€173 000 on Oct 8, 2025

