

## 1 Bedroom Apartment for Sale in Nicosia District

This elegant one-bedroom penthouse offers modern comfort and a touch of exclusivity in the serene residential area of Lakatamia. The thoughtfully  designed open-plan layout seamlessly connects the living room, dining area, and kitchen, creating a bright and functional space that opens onto a covered terrace.

The apartment features one bathroom with a shower, and includes a private storage room and covered parking space for added convenience. Built with attention to quality and energy efficiency, the property includes provisions for wall-mounted electric heaters to ensure year-round comfort.

The highlight of this home is its private roof garden, offering an inviting space for ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>61</b>				
Covered Veranda	<b>11</b>			Reference Number	<b>9282</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>1</b>
Energy Efficiency	<b>A</b>				

Amilities	Location
• Roof Garden	Region: <b>Nicosia</b> Coordinates: <b>35.110361079553 / 33.293727196905</b>

## Price: €135 000 + VAT

VAT for this property is **€6,750** or **€25,650**. 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>~€2 525.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 213.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€135 000 on Oct 8, 2025



