


## 2 Bedroom Apartment for Sale in Nicosia District

Experience elevated living in this modern two-bedroom penthouse, perfectly located in a quiet residential area of Lakatamia. Designed with style and functionality in mind, the penthouse features a spacious open-plan living area that seamlessly connects the kitchen, dining, and lounge spaces, opening onto a covered terrace with beautiful views. 

The property includes two bathrooms — a main bathroom and an en-suite shower in the master bedroom — offering comfort and privacy. Built for energy efficiency, the penthouse is equipped with a photovoltaic system and includes provisions for wall-mounted electric heaters.

What truly sets this home apart is its private roof garden, p...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>11</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9283</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

## Price: €193 000 + VAT

VAT for this property is **€9,650** or **€36,670**. 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>~€4 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 032.00/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

€193 000 on Oct 8, 2025

