

## 1 Bedroom Apartment for Sale in Nicosia District

This modern one-bedroom apartment is part of a residential building in Lakatamia comprising six units. The apartment features one bedroom, a  bathroom with a shower, an open-plan living, dining, and kitchen area, and a covered terrace for outdoor relaxation.

The unit includes a storage room and a covered parking space in the garage. Provisions are in place for a photovoltaic system and electric wall heaters, ensuring future energy efficiency and comfort.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>59</b> |
| Covered Veranda        | <b>9</b>  |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9305</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

Region: **Nicosia**  
Coordinates: **35.113739055403 / 33.32610368258**

## Price: €125 000 + VAT

VAT for this property is **€6,250** or **€23,750**. 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>~€2 275.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 119.00/m<sup>2</sup></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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€125 000 on Oct 8, 2025



