


## 2 Bedroom Apartment for Sale in Nicosia District

This contemporary two-bedroom apartment is part of a modern residential building in Lakatamia, comprising six units. The apartment features two bedrooms, including a master bedroom with an en-suite shower, a main bathroom, and an open-plan living, dining, and kitchen area. A covered terrace provides space for outdoor relaxation. 

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

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>26</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9306</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €186 000 + VAT

VAT for this property is **€9,300** or **€35,340**. 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>~€4 040.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 755.00/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

€180 000 on Oct 8, 2025  
 €186 000 on Feb 28, 2026



