

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		Plot / Area Info		Additional info		
Covered Area	97	Parking	Covered, Yes	Reference Number	9307	
Covered Veranda	17			Property type	Apartment	
Floor Number	1			Bathrooms	2	
Total Number of Floors	2					
Amenities		Location				
• Parking		Region: Nicosia				
		Coordinates: 35.113739055403 / 33.32610368258				

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 804.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€175 000 on Oct 8, 2025



