


## 2 Bedroom Apartment for Sale in Nicosia District

This stylish one-bedroom penthouse is part of a contemporary residential building in Lakatamia, featuring six apartments. The unit includes one bedroom, a bathroom with a shower, and an open-plan living, dining, and kitchen area. A covered terrace and a private roof garden provide ample space for outdoor relaxation and breathtaking views. 

The penthouse also comes with a storage room and a covered parking space in the garage. Provisions for a photovoltaic system and electric wall heaters ensure comfort and future energy efficiency.

### Property Info

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9309</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 305.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€195 000 on Oct 8, 2025

