


## 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: €198 000 + VAT

VAT for this property is **€9,900** or **€37,620**. 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>~€4 520.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 356.00/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

€195 000 on Oct 8, 2025  
 €198 000 on Feb 28, 2026

