

## 3 Bedroom Apartment for Sale in Lakatameia - Agios Nikolaos, Nicosia District

For sale a spacious penthouse in a modern building built in 2017, located in an excellent area with convenient access to all urban infrastructure. The apartment includes a spacious living room, a modern kitchen, three cozy bedrooms and two bathrooms. The large terrace is equipped with a barbecue area and a lounge area. The penthouse is fully equipped: the kitchen is equipped with modern appliances, air conditioning is installed in each room, and there is also partial furniture. High-quality modern materials and thermal insulation solutions were used. The complex offers facilities such as parking, a storage room and an elevator.

### Property Info

Covered Area	<b>198</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>180427</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Lakatameia - Agios Nikolaos Region: **Nicosia**

## Price: €285 000 + VAT

VAT for this property is **€23,923** or **€54,150**. 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>~€8 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 439.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€285 000 on Oct 18, 2025

