

## 2 Bedroom Apartment for Sale in Nicosia District

Experience elevated living in this contemporary 2-bedroom penthouse within a stylish three-storey residential development in Lakatamia. The penthouse features spacious open-plan interiors, private terraces, thermal windows and bricks, provision and installation for A/C, a pressure water system, and a photovoltaic system installation, combining modern comfort with energy efficiency. X

With an Energy Performance Certificate Class A, private storage, and contemporary architecture, it offers sustainable living and long-term value. Conveniently located near schools, shops, and major roads, this penthouse is ideal for families, professionals, or investors seeking a luxurious and practical ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>104</b>				
Covered Veranda	<b>24</b>			Reference Number	<b>9795</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>				
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>
• Roof Garden	Region: <b>Nicosia</b> Coordinates: <b>35.116222714587 / 33.308658613971</b>

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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 Price per SQM	<b>None</b> <b>€2 067.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€215 000 on Oct 31, 2025



