


## 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. 

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 ...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>24</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9795</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>

### Amenities

- Roof Garden

### Location

Region: **Nicosia**  
 Coordinates: **35.116222714587 / 33.308658613971**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 067.00/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>
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## Price change history

€215 000 on Oct 31, 2025



