

## 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><br>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<br>Price per SQM | <b>None</b><br><b>€2 067.00/m<sup>2</sup></b> | Common expenses | <b>None</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



