

## 2 Bedroom Apartment for Sale in Nicosia District

Discover a modern two-bedroom penthouse in a quiet, fast-growing area of Lakatamia. This top-floor residence offers a comfortable layout, abundant natural light, and exclusive outdoor space ideal for everyday living or entertaining.



### Key Features:

- Private rooftop garden with open views
- Spacious main veranda + second balcony off the kitchen
- Energy Efficiency Class A
- Photovoltaic system for reduced energy costs
- High thermal insulation & energy-efficient aluminium frames
- Sun-shading elements for year-round comfort
- Private parking
- Video intercom access
- Quiet, secure, low-maintenance building

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>€2 075.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€220 000 on Nov 28, 2025





