

## 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 075.00/m <sup>2</sup>		

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€220 000 on Nov 28, 2025

















