

### 3 Bedroom House for Sale in Lakatameia - Agios Nikolaos, Nicosia District

A house for sale in an area in Lakatamia, Nicosia, designed with the highest expectations in mind. Each house harmoniously combines functionality and aesthetics, and the layout meets the needs of modern life. Located in a quiet area of Lakatamia, offering its future owners a much-needed calm and peaceful daily life. At the same time, due to the advantageous location of the project, all necessary services and amenities are nearby, and access to the main road network is very convenient, making daily trips comfortable and hassle-free.

#### Property Info

Covered Area **133**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **193452**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

##### Location

**Location:** Lakatameia - Agios Nikolaos Region: **Nicosia**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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.

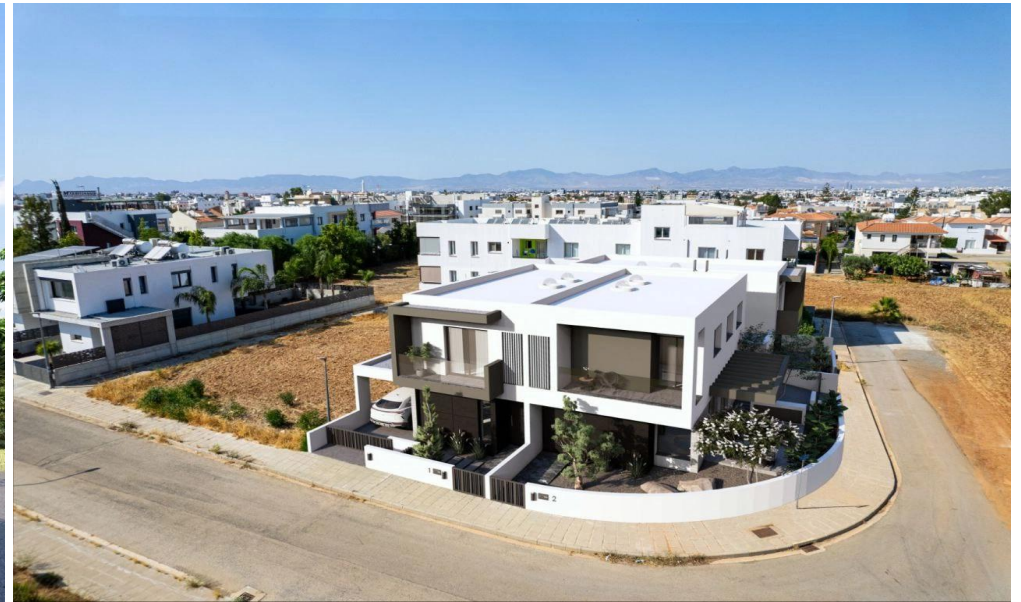
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 180.00/m<sup>2</sup></b>		

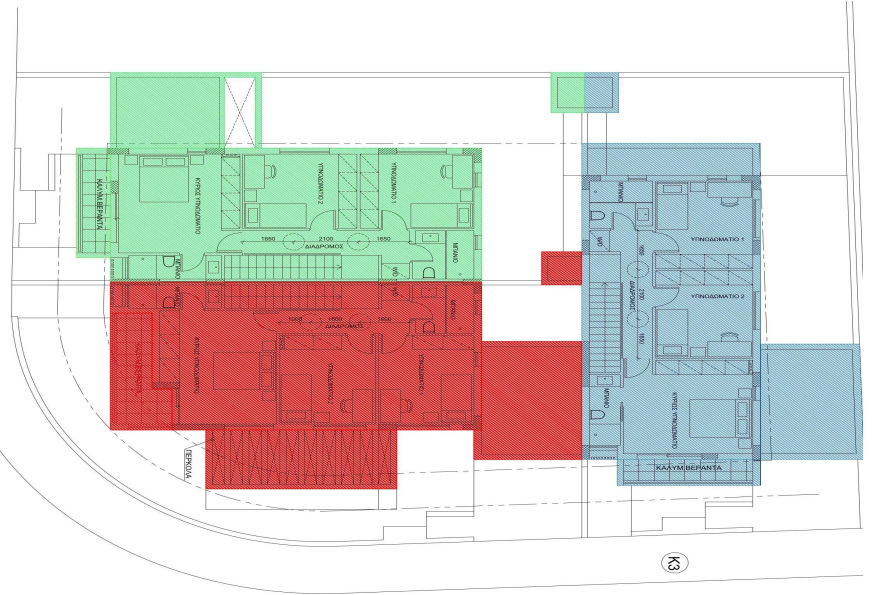
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

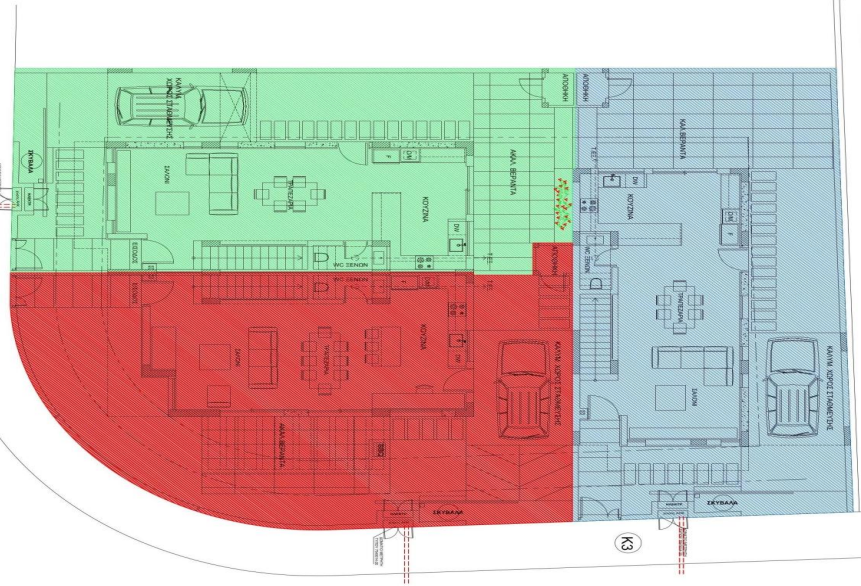
## Price change history

€290 000 on Dec 13, 2025

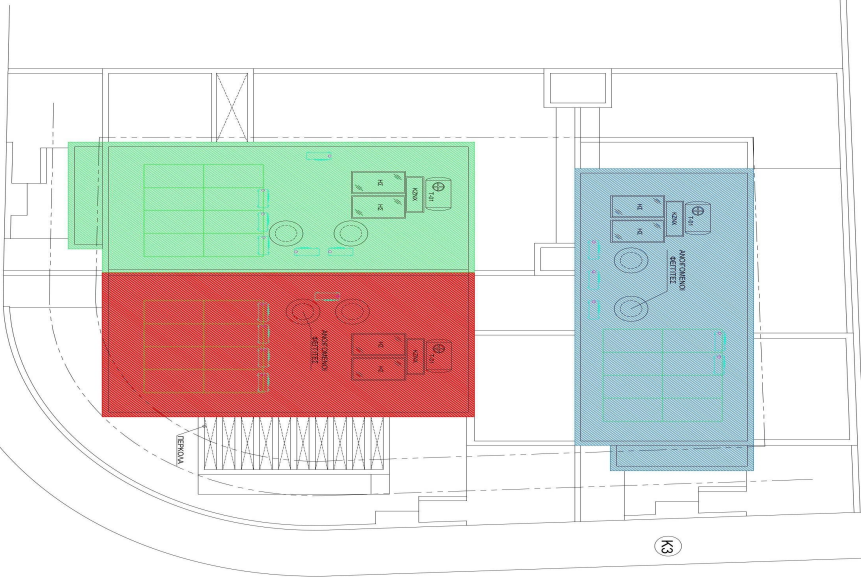




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 ΥΠΟΨΗΦΙΟ Κ1 = 164 τμ. ΣΔ Κ1 = 133,05/164 = 81% Π.Κ. Κ1 = 81,65/164 = 49,7%  
 ΥΠΟΨΗΦΙΟ Κ2 = 183 τμ. ΣΔ Κ2 = 132,50/183 = 72% Π.Κ. Κ2 = 74,0/183 = 40,0%  
 ΥΠΟΨΗΦΙΟ Κ3 = 173 τμ. ΣΔ Κ3 = 133,65/173 = 78% Π.Κ. Κ3 = 73,7/173 = 43,3%



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