

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

For sale a modern spacious house in the area of Stelmek, Nicosia. The house is located on a plot of 274 m2. The interior of the house covers an area of 160 m2. The house has an open-plan living room and kitchen, 3 bedrooms, 2 bathrooms and a guest bathroom. During the construction and decoration, only high-quality materials were used, which guarantees durability and impeccable appearance. The thermal insulation facade, heat-insulated doors and windows, as well as a 5 kV photovoltaic system ensure high energy efficiency and reduce utility costs. There is a covered parking for two cars.

#### Property Info

Covered Area **180**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **191384**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €381 000 + VAT

VAT for this property is **€27,940** or **€72,390**. 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>€2 117.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€381 000 on Jan 14, 2026



