

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

A 3-bedroom house for sale in Lakatamia, Nicosia, as part of a complex of two separate modern houses located in one of the most promising and sought-after residential areas. The project is based on a bioclimatic concept with an emphasis on energy efficiency, comfort and the use of natural lighting. The ground floor has a spacious open-plan area that combines a living room, dining room and kitchen with large window and balcony openings, creating a sense of spaciousness and comfort. The second floor is designed for relaxation and includes bright bedrooms, including a master bedroom with a private bathroom with a shower and a dressing room. The large courtyard is ideal for relaxing, family g...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>171</b>			Reference Number	<b>201087</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>N/A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>No</b>			Bathrooms	<b>2</b>
<b>Amenities</b>		<b>Location</b>			
<b>Location:</b> Lakatameia - Agios Nikolaos Region: <b>Nicosia</b>					

## Price: €354 000 + VAT

VAT for this property is **€23,786** or **€67,260**. 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 Price per SQM	<b>None</b> <b>€2 070.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: <b>+35796644888</b>			

## Price change history

€354 000 on Feb 3, 2026



