

## 2 Bedroom Apartment for Sale in Nicosia District

This spacious 2-bedroom apartment delivers modern comfort and elegant design in a quiet residential neighborhood of Lakatameia, Nicosia. Designed with functionality and style in mind, it is perfectly suited for families, professionals, or long-term investment.

The apartment comprises a generous open-plan living and dining area, two well-proportioned bedrooms, and contemporary bathrooms finished with high-end materials. Large windows and a sizable covered veranda provide abundant natural light and enhance everyday living. Built with premium construction standards and modern plumbing, the apartment ensures durability, energy efficiency, and a high level of comfort.

Key Feature...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>110</b>			Reference Number	<b>242299</b>
Covered Veranda	<b>26</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>			Construction Year	<b>2027</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>€1 773.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€195 000 on Feb 7, 2026



