

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

Apartment for sale in a new residential complex in Lakatameia, Nicosia, combining modern design, advanced technology and a high level of comfort. The complex has an energy consumption class A. The project provides for the installation of a photovoltaic system, video surveillance systems, as well as air conditioners (LG / MIDEA brand options are available in white). Electric shutters on all bedroom windows allow you to adjust the light level and provide privacy. There is a mixer on the outdoor terrace and an outlet for watching TV outdoors. Suspended ceilings with spotlights are installed in the sanitary areas. Preparations have been made to connect electric towel rails and shower cabins. ...

#### Property Info

Covered Area **141**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **210737**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€1 738.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€245 000 on Apr 9, 2026

