

## 1 Bedroom Apartment for Sale in Engomi, Nicosia District

ΧΑΡΑΚΤΗΡΙΣΤΙΚΑ Έγκυμη Πρώτη τοποθεσία Διαμερίσματα 1 2 Υπνοδωματίων Διαμερίσματα με ταράτσες Στρατηγική Τοποθεσία Μόλις 2 λεπτά από το εμπορικό κέντρο της Έγκυμης 3 λεπτά από το Πανεπιστήμιο Λευκωσίας. FEATURES Engomi Prime Location 1 2 Bedroom Apartments Apartments with Roof Terraces Strategic Location Just 2 minutes from the Mall of Engomi 3 minutes from the University of Nicosia.

### Property Info

Covered Area	<b>50</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL30924</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

**Location:** Engomi Region: **Nicosia**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€4 500.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€225 000 on Dec 14, 2023



## 2<sup>ND</sup> FLOOR





## 3<sup>RD</sup> FLOOR

**303** ▶  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
14.5 SQM Covered Veranda  
4.57 SQM Covered Roof Terrace  
18.4 SQM Uncovered Roof Terrace



**302** ▲  
2 Bedrooms  
2 Bathrooms  
80 SQM Internal Area  
18.5 SQM Covered Veranda  
13.5 SQM Uncovered Balcony  
12.8 SQM Covered Roof Terrace  
21 SQM Uncovered Roof Terrace

◀ **301**  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
14.5 SQM Covered Veranda  
15.7 SQM Uncovered Balcony  
9.7 SQM Covered Roof Terrace  
8.8 SQM Uncovered Roof Terrace

Areas & Plans are not final and are subject to modifications



## ROOF FLOOR



◀ **301**  
9.7 SQM Covered Roof Terrace  
8.8 SQM Uncovered Roof Terrace

◀ **303**  
4.57 SQM Covered Roof Terrace  
18.4 SQM Uncovered Roof Terrace

◀ **302**  
12.8 SQM Covered Roof Terrace  
21 SQM Uncovered Roof Terrace

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## 1<sup>ST</sup> FLOOR

**103** ▶  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
14.5 SQM Covered Veranda



◀ **101**  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
14.5 SQM Covered Veranda

**102** ▲  
2 Bedrooms  
2 Bathrooms  
80 SQM Internal Area  
18.5 SQM Covered Veranda

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