

## 4 Bedroom House for Sale in Engomi, Nicosia District

- Internal Areas 337m2
- Covered Verandas 50m2
- Uncovered Verandas 7m2
- Landlot Area 607m2
- Basement 190m2
- 4 Bedroom
- 3 Bathroom
- 3 W/C
- Swimming Pool (Private)
- Underfloor Heating
- Underground Parking



This stunning property is a four-bedroom detached villa located in Egkomi, Nicosia, a residential area that enjoys great accessibility towards the city centre. The villa is situated 750m southwest of the Mall of Egkomi, where you can find a variety of shops, restaurants, and entertainment options.

The villa has an area of 337sqm and features a spacious living room, a dining room, an off...

### Property Info

Covered Area	<b>337</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>607</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2438</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Gym

### Location

**Location:** Engomi  
**Coordinates:** **35.158324142408 / 33.304226827478**

Region: **Nicosia**

## Price: €895 000 + VAT

VAT for this property is **€114,278** or **€170,050**. 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	<b>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 656.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€895 000 on Jan 19, 2024





