

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 | Plot / Area Info | Additional info |
|------------------|--------------------------------|------------------|
| Covered Area | 337 | Reference Number |
| Furnishing | Unfurnished | Property type |
| Heating | Underfloor Heating, Yes | Condition |
| Air Conditioning | All rooms, Yes | Bathrooms |
| | | View |

| Amenities | Location | Region |
|-----------|--|----------------|
| • Gym | Location: Engomi Coordinates: 35.158324142408 / 33.304226827478 | 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 | Excluded | Title transfer fee Price per SQM | ~€32 400.00 €2 656.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Kadis Estates

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

Price change history

€895 000 on Jan 19, 2024





