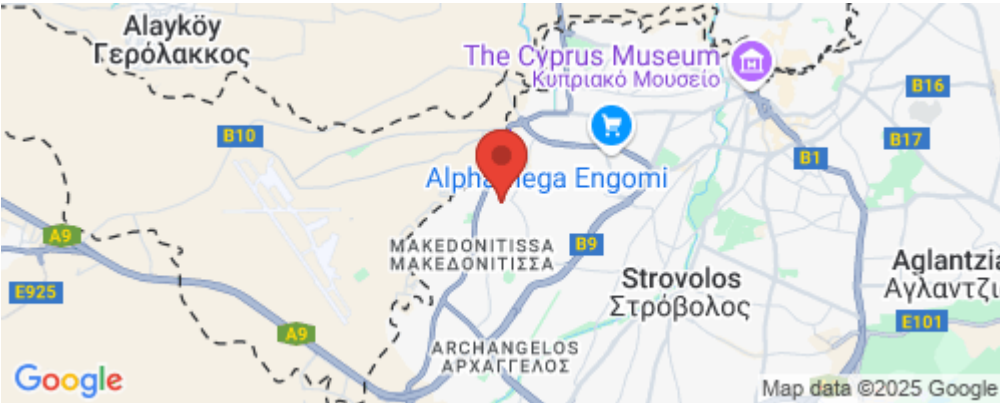


2 Bedroom Apartment for Sale in Engomi, Nicosia District

- ✓2 bed
- ✓2 W/C
- ✓Internal Area 78m2
- ✓Covered Verandas 23m2
- ✓Underfloor Heating
- ✓A/C
- ✓Provision Photovoltaic Panels
- ✓Italian Kitchen
- ✓Electric External Shading Systems



Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 78                      |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 2908      |
| Property type    | Apartment |
| Condition        | Pre-Owned |
| Bathrooms        | 2         |

Amenities

- Storage room

Location

**Location:** Engomi  
Coordinates: **35.1561405722 / 33.312882752917**  
Region: **Nicosia**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 526.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€269 000 on Jan 19, 2024  
 €275 000 on May 14, 2024

