

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

- ✓ 3+1 bed
- ✓ 2 W/C
- ✓ Internal Area 123+11m2
- ✓ Covered Verandas 36m2
- ✓ Underfloor Heating
- ✓ A/C
- ✓ Provision Photovoltaic Panels
- ✓ Italian Kitchen
- ✓ Electric External Shading Systems



Property Info	Plot / Area Info	Additional info
Covered Area	<b>123</b>	Reference Number
Heating	<b>Underfloor Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
		Bathrooms

Amenities	Location	
• Storage room	<b>Location:</b> Engomi Coordinates: <b>35.156316006915 / 33.311504097484</b>	Region: <b>Nicosia</b>

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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 Price per SQM	<b>~€16 200.00</b> <b>€3 984.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€490 000 on Jan 19, 2024

