

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

- ✓3 Bed
- ✓2 WC
- ✓Internal Covered Area 110m2
- ✓Covered Verandas 20m2
- ✓Covered Parking
- ✓Energy Efficiency "A"
- ✓Photovoltaic Panels
- ✓A/C
- ✓Underfloor Heating
- ✓Smart Home



### Property Info

Covered Area **110**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3209**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Engomi Region: **Nicosia**  
 Coordinates: **35.169076123314 / 33.341369490491**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>€3 364.00/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: +35722344842			

## Price change history

€405 000 on Jan 19, 2024  
 €385 000 on Apr 1, 2025  
 €370 000 on Sep 17, 2025





## FLOOR PLANS

### Floor 1-2



## FLOOR PLANS

### Floor 3

