

## 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		Plot / Area Info		Additional info	
Covered Area	<b>110</b>			Reference Number	<b>3209</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
<b>Amenities</b>		<b>Location</b>		Bathrooms	
• Elevator		<b>Location:</b> Engomi		<b>Region:</b> <b>Nicosia</b>	
		Coordinates: <b>35.169076123314 / 33.341369490491</b>			

## 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: <b>+35722344842</b>			

## 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