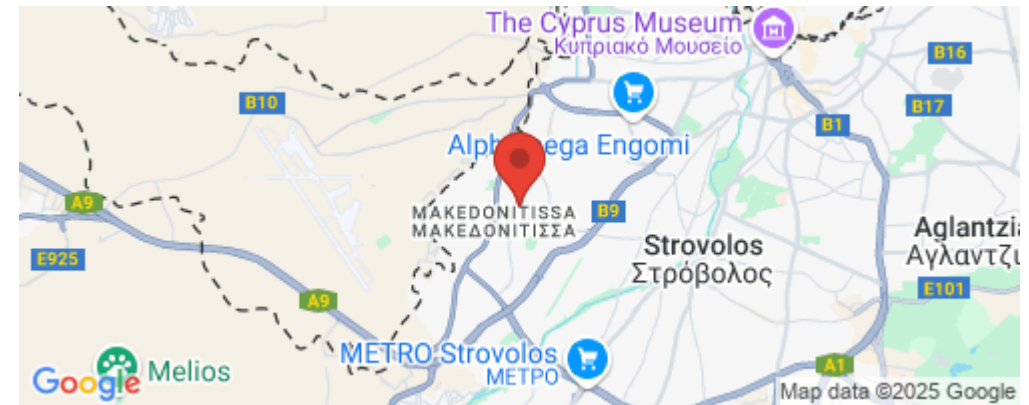


- ✓2+1 Bed
- ✓2+1 WC
- ✓Internal Covered Area 83m2
- ✓Covered Verandas 33.50m2
- ✓Roof Garden 29m2
- ✓2 Covered Parkings
- ✓Photovoltaic Panels
- ✓Underfloor Heating
- ✓A/C
- ✓Energy Efficiency "A"



### Plot / Area Info

Covered Area  
Heating  
Air Conditioning

**83**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

## Parking

**Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3240</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

## Amenities

- Storage room

## Location

**Location:** Engomi **Region:** Nicosia  
**Coordinates:** 35.1510569 / 33.3121347

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€3 614.00/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

€325 000 on Jan 19, 2024

€300 000 on Jun 5, 2024





