

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

- 3 bed
- 2 W/C
- Internal Area 105m2
- Covered Verandas 23m2
- 1 covered parking
- Storage
- Electric Shutter
- Electric Central heater
- Close to several amenities



### Property Info

Covered Area **105**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3360**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Engomi Region: **Nicosia**  
 Coordinates: **35.1538229 / 33.3169542**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 667.00/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

€280 000 on Jan 19, 2024

