

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

3 Bedrooms detached house in a very good area in Nicosia, in Engomi district.

The house is situated in a perfect location in Nicosia, in Engomi. It is close to all amenities, near to the High School of Makedonitissa, the Health center Apostolos Loukas, Heroes Park, etc. The property was built in 1990, on a 615sq.m plot area, and consists of a 300sqm covered area.

Among other elements, the house features air-conditioned split units, a utility room, 3 bedrooms, an attic, an en-suite, a guest WC, and covered and uncovered parking space.

The plot is within Ka5 with characteristics of:

Coverage Rate: 50%

Building Factor: 100%

Maximum floors: 3

Maxim...

#### Property Info

Covered Area **300**  
Air Conditioning **Yes**

#### Plot / Area Info

Plot area **615**

#### Additional info

Reference Number **41114**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **1**

#### Amenities

- Air Conditioning

#### Location

**Location:** Engomi Region: **Nicosia**

## Price: €570 000 + VAT

VAT for this property is **€68,400** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 900.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€570 000 on May 23, 2024







