

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

This is a four-bedroom house in Egkomi, Nicosia. It has an area of 345sqm and consists of a living room, dining room, kitchen, office and guest toilet on the ground floor, and four bedrooms (one of which is en suite with a walk in closet), small kitchen, bathroom and an additional room on the first floor. There is also an attic of 45sqm that includes a living room, one bedroom and a shower room. It has two covered parking spaces in the basement of 57sqm and an additional storage area of 16sqm. Double glazed windows, fireplace, air-condition split-units and central heating are installed. The immediate area of the property comprise of residential developments. The area enjoys good acces...

### Property Info

Covered Area	<b>345</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area **614**

### Additional info

Reference Number	<b>17765</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

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

## Price: €620 000 + VAT

VAT for this property is **€80,061** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 797.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€620 000 on May 24, 2024









