

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

A four-bedroom house in Egkomi, Nicosia.

The ground floor consists of a living room, a dining room, an office, a guest toilet, a kitchen and sitting area.

The second floor consists of four en-suite bedrooms (one of them with walking closet and hot tub), a small kitchen and laundry room.

There is also a basement of 149 sq.m. accessible via both an internal and an external staircase. It consists of an office, gym area, a cellar, two storage rooms, a bathroom, sauna with changing room and a laundry room.

The house has double glazed windows, a swimming pool, a fireplace, and VRV type air condition, underfloor heating and central security system.

### Property Info

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

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>607</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>20556</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2012</b>      |
| Bathrooms         | <b>4</b>         |

### Amenities

- Storage room

### Location

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

## Price: €1 150 000 + VAT

VAT for this property is **€148,500** or **€218,500**. 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>~€42 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 333.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€1 150 000 on May 24, 2024











