

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

This modern property, located in one of Nicosia’s most desirable areas, is designed with reinforced concrete and adheres to strict anti-earthquake regulations. The three-story building features High-quality sanitary ware, wall-mounted WCs, and secure entrance doors enhance the luxury feel. Additional features include underfloor heating, a solar water heater, video entry systems, and electrical external shutters on all bedroom windows. With large terraces, glass railings, and provisions for air conditioning, this property offers maximum comfort and functionality.

### Property Info

Covered Area

**85**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**98138**

Property type

**Apartment**

Bathrooms

**2**

### Amenities

- Parking

### Location

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

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 882.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€245 000 on Jun 13, 2024

