

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

- 4 bedrooms
- 4 W/C
- Internal Area 500m<sup>2</sup>
- Covered Verandas 1253m<sup>2</sup>
- Garden
- Covered Parking
- Storage Room
- Photovoltaic Panels
- Swimming Pool



The house is build in two plots totaling an area of 1253sq.m. land.

The covered areas of the house ( ground floor and two floors) has an area of 500+ sq.mtrs.

On the first floor there is an entrance hall, a dining area, three communicating salons( one serves as a TV room) a large kitchen (with dining area store and a kitchenette), a guest restroom area .

At the same level of the first floor there is a back garden with grass, two covered verandas, a garden , an o...

### Property Info

Covered Area	<b>500</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1253</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6297</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

**Location:** Engomi  
**Coordinates:** **35.154414280455 / 33.328911457239**

Region: **Nicosia**

## Price: €1 350 000 + VAT

VAT for this property is **€199,800** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 700.00/m<sup>2</sup></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: <b>+35722344842</b>			

## Price change history

€1 350 000 on Jun 22, 2024

