

3 Bedroom House for Sale in Engomi, Nicosia District

This two storey house is located in Egkomi and consists of:
The ground floor, consists of an open-plan kitchen/dining room, laundry room, an office, a living room, and a dining room and a quest toilet. The first floor, consists of three (3) bedrooms – of which the main is en-suite, a bathroom, and a living room.
Additionally the house benefits from a covered parking space, a covered veranda of 33 sq.m and an uncovered veranda of 42 sq.m. It is close to “Timvos Makedontissa”.



The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction.

Price: 490,000 NO VAT
REF...

Property Info

Covered Area	285
Energy Efficiency	N/A
Air Conditioning	No

Plot / Area Info

Plot area	597
Parking	No

Additional info

Reference Number	53420
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

Location

Location: Engomi
Coordinates: 35.155435357673 / 33.30579432245
Region: Nicosia

Price: €490 000 + VAT

VAT for this property is **€56,995** or **€93,100**. 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	Excluded	Title transfer fee	~€16 200.00	Common expenses	None
		Price per SQM	€1 719.00/m²		

Representative: NCH Real Estate

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Price change history

€490 000 on Aug 3, 2024







