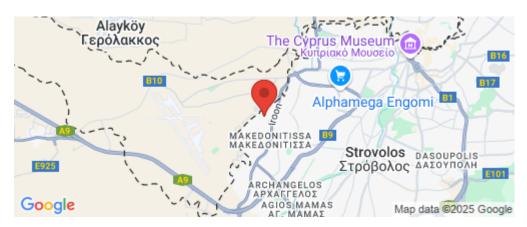
### **3** Bedroom House for Sale in Engomi, Nicosia District

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		Plot / Area	Info	Additional info	
Covered Area Energy Efficiency Air Conditioning	285 N/A No	Plot area Parking	597 No	Reference Number Property type Condition Bathrooms	53420 House Pre-Owned 2
Amenities	Location				
	Location: Engomi Coordinates: 35.15543535	7673 / 33.3057943			



#### 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 Price per SQM	~€16 200.00 €1 719.00/m²	Common expenses	None

#### **Representative: NCH Real Estate**

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A

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#### **Price change history**

€490 000 on Aug 3, 2024

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