

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	<b>Excluded</b>	Title transfer fee	<b>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 719.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€490 000 on Aug 3, 2024











