

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

Two-storey house in Engomi. On the ground floor there is an open plan living room, dining room, kitchen, laundry room and snack bar. On the first floor there are three bedrooms, of which two have their own shower with toilet (en suite) and one has its own bathroom with toilet and wardrobe, an office that has its own shower with toilet and a small kitchenette. There is a covered parking space for two (2) cars, a covered barbecue area and a swimming pool. The house is located approx. 400m southwest of Makarios Stadium and 560m northwest of the Archangelos roundabout. The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (...)

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>243</b>	Plot area	<b>539</b>	Reference Number	<b>23293</b>
		Pool	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.141677 / 33.308046**

## Price: €417 000 + VAT

VAT for this property is **€43,193** or **€79,230**. 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>~€13 280.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 716.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€506 000 on Aug 20, 2024  
 €425 000 on Sep 19, 2024  
 €417 000 on Feb 6, 2026



