

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	243	Plot area	539	Reference Number	23293
		Pool	Yes	Property type	House
				Condition	Pre-Owned
				Bathrooms	3

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	Excluded	Title transfer fee	~€13 280.00	Common expenses	None
		Price per SQM	€1 716.00/m²		

Representative: Kazo Real Estate

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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



