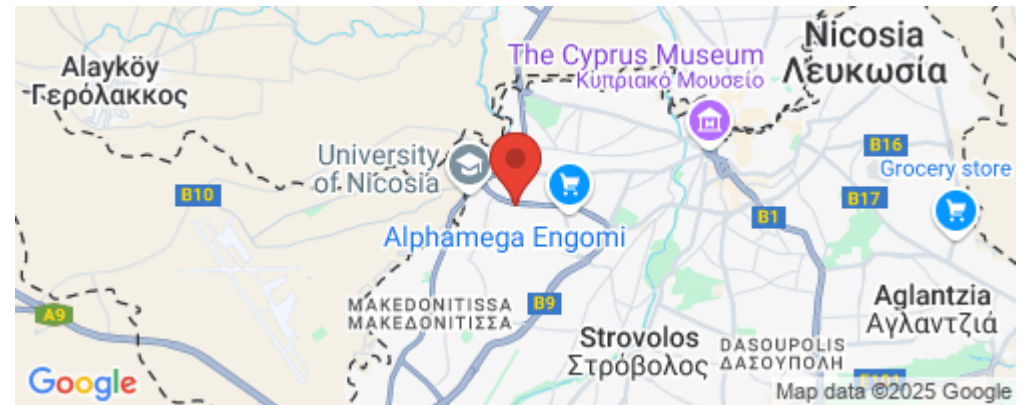


## 4 Bedroom Apartment for Sale in Engomi, Nicosia District

This expansive, full-floor living space offering ample room and versatility, is located in Engomi, Nicosia. Located on the first floor, the apartment features a living and dining area, a kitchen with its own dining space, and a dedicated office. It also includes a guest toilet and four well-sized bedrooms, with the master bedroom including an en-suite bathroom. Additional highlights include three covered balconies, offering plenty of outdoor space. Perfect for anyone looking for convenience in a central location. The property (after acquiring a change of use permit) can ideally be used as an office. The apartment is located approximately 400m east from Papafilipou Luna Park Makedon...



### Property Info

### Plot / Area Info

Covered Area **269**

### Additional info

Reference Number **22873**

Property type **Apartment**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.16388 / 33.322719**

## Price: €275 000 + VAT

VAT for this property is **€30,782** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 022.00/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>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€260 000 on Aug 29, 2024

€275 000 on Mar 29, 2025























