

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

2 Bedroom Apartment – Spacious Modern Comfort in a Prime Location



The 2-bedroom apartment is designed to provide enhanced space and flexibility, making it suitable for couples, small families, professionals, or shared living. Located in the vibrant Engomi area, it offers a balanced combination of comfort and city convenience.

A generous open-plan living and dining area forms the heart of the apartment, ideal for both everyday living and entertaining. Both bedrooms are comfortably sized, offering versatility for family use, guests, or a home office. Selected units may also benefit from private roof terraces, adding valuable outdoor living space and city views.

With its ...

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>232291</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Engomi  
 Coordinates: **35.15950114235757 / 33.31394588650578**

Region: **Nicosia**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 061.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€275 000 on Sep 10, 2024

€300 000 on Jan 13, 2026

