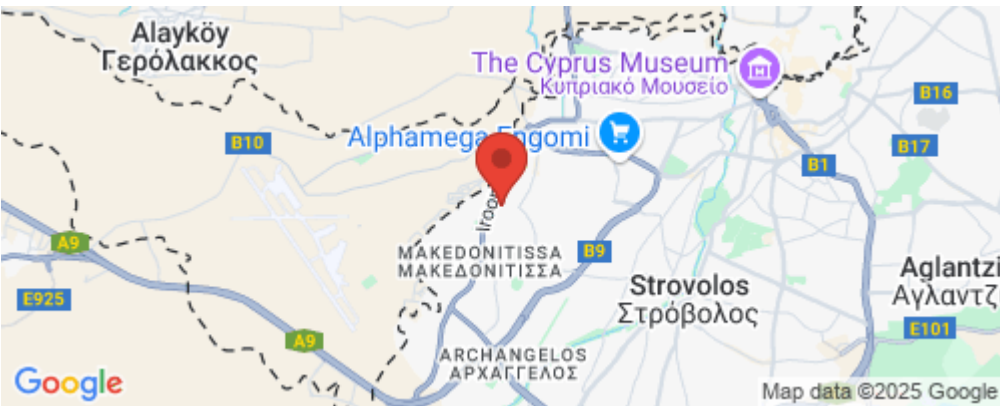


5 Bedroom House for Sale in Engomi, Nicosia District

Reference ID: #SA28819Price details: €375,000The asset is a house in Egkomi. It is divided into 4 levels including the basement. The main house (ground floor and first floor) has a covered area of 256sqm and 15sqm covered verandas. The ground floor consists of a kitchen, laundry room, living room, dining room and guest toilet. The first floor consists of a bathroom, living room and 4 bedrooms, of which the master bedroom is en suite. The loft is located on the second floor. It has an area of 80sqm and consists of an open plan area with kitchen, bathroom and 1 bedroom. The house has 2 parking spaces on the ground floor. The asset is subject to a life time occupancy.



Property Info

Covered Area  
351  
Covered Veranda  
15  
Total Number of Floors  
3

Plot / Area Info

Plot area  
526  
Pool  
No  
Parking  
Covered, Yes

Additional info

Reference Number  
SA28819  
Property type  
House  
Condition  
Pre-Owned  
Bathrooms  
3

Amenities

Location

Location: Engomi  
Coordinates: 35.15670400999 / 33.311680988918  
Region: Nicosia

## Price: €375 000 + VAT

VAT for this property is **€48,814** or **€71,250**. 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>~€11 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 068.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€375 000 on Sep 27, 2024

