

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

Discover this exclusive new project located in the highly sought-after Makedonitissa area of Egkomi, Nicosia. This contemporary two-story building consists of just 8 stylish apartments, offering a perfect balance of comfort, privacy, and modern design. Each apartment includes dedicated parking and storage facilities for added convenience.



Nestled in a prime location, this residence is ideal for families, professionals, or investors looking to enjoy a peaceful neighborhood with easy access to local amenities, schools, and the vibrant city center. Experience modern urban living in one of Nicosia's most prestigious areas

### Property Info

Covered Area	<b>74</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>233102</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Engomi

Coordinates: **35.14876127975 / 33.307776395962**

Region: **Nicosia**

## Price: €162 000 + VAT

VAT for this property is **€8,100** or **€30,780**. 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>€2 189.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€149 000 on Oct 1, 2024  
 €162 000 on Feb 16, 2025



