

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

Discover this exclusive 1 bedroom apartment located in the highly sought-after Makedonitissa area of Egkomi, Nicosia. This contemporary apartment offers a perfect balance of comfort, privacy, and modern design. It 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		Plot / Area Info	Additional info	
Covered Area	74		Reference Number	233102
Covered Veranda	19		Property type	Apartment
Floor Number	1	Parking <b>Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	2		Construction Year	2026
Energy Efficiency	Α		Bathrooms	1

Amenities	Location
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• Elevator Region: Nicosia

Coordinates: **35.14876127975** / **33.307776395962** 



**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	Excluded	Title transfer fee	None	Common evnences	None
		Price per SOM	€2 189.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

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









