

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

Discover this exclusive new project located in the highly sought-after Makedonitissa area of Engomi, 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

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>59</b>			Reference Number	<b>233103</b>
Covered Veranda	<b>7</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>1</b>

<b>Amenities</b>	<b>Location</b>	
• Elevator	<b>Location:</b> Engomi Coordinates: <b>35.14876127975 / 33.307776395962</b>	Region: <b>Nicosia</b>

## Price: €152 000 + VAT

VAT for this property is **€7,600** or **€28,880**. 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 Price per SQM	<b>None</b> <b>€2 576.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€142 000 on Oct 1, 2024

€152 000 on Feb 16, 2025



