


2 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 | 98 |
| Covered Veranda | 12 |
| Floor Number | 2 |
| Total Number of Floors | 2 |
| Energy Efficiency | A |

Plot / Area Info

Parking **Yes**

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 233104 |
| Property type | Apartment |
| Condition | Under Construction |
| Construction Year | 2026 |
| Bathrooms | 2 |

Amenities

- Elevator

Location

Location: Engomi

Coordinates: **35.14876127975 / 33.307776395962**

Region: **Nicosia**

Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 704.00/m² | | |

Representative: MySpace

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|--|--------------|------------|--|
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Price change history

€220 000 on Oct 1, 2024
 €265 000 on Feb 16, 2025

