

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

This contemporary 2 bedroom ground floor apartment is located in the highly sought-after Makedonitissa area of Egkomi, Nicosia. It offers a perfect balance of comfort, privacy, and modern design within a stylish two-story building. The 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. X

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>15</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking   **Yes**

### Additional info

Reference Number	<b>233105</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

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

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 600.00/m<sup>2</sup></b>		

## 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

€220 000 on Oct 1, 2024

€260 000 on Feb 16, 2025



