

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.



Property Info

Covered Area	100
Covered Veranda	15
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Parking	Yes
---------	-----

Additional info

Reference Number	233105
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	2

Amenities

- Elevator

Location

**Location:** Engomi  
**Coordinates:** 35.14876127975 / 33.307776395962

**Region:** Nicosia

## 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/m²</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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€220 000 on Oct 1, 2024  
 €260 000 on Feb 16, 2025



