

## 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.

Available 2 bedroom ground floor apartment.

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



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Property Info		Plot / Area Info	<b>Additional info</b>	
Covered Area Covered Veranda Total Number of Floors Energy Efficiency	100 15 2 A	Parking <b>Yes</b>	Reference Number Property type Condition Construction Year Bathrooms	233105 Apartment Under Construction 2026 2

Amenities Location

• Elevator Region: Nicosia

Coordinates: 35.14876127975 / 33.307776395962



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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€2 600,00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

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







