


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	137
Covered Veranda	45
Uncovered Veranda	19
Floor Number	2
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Parking **Yes**

Additional info

Reference Number	233106
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	2

Amenities

- Elevator

Location

Location: Engomi

Coordinates: **35.14876127975 / 33.307776395962**

Region: **Nicosia**

Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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 expenses	None
		Price per SQM	€2 044.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

€240 000 on Oct 1, 2024
 €280 000 on Feb 16, 2025

