

### 3 Bedroom House for Sale in Engomi, Nicosia District

- 3 Bedrooms
- 2 WC
- Internal area 230 m2
- Plot 549 m2
- Garden



This spacious property offers a perfect blend of comfort and practicality, featuring three well-sized bedrooms and two WC, ideal for a family or those who enjoy extra space. With an internal area of 230 m<sup>2</sup>, the home provides ample living space, allowing for both relaxation and entertainment. The generous plot size of 549 m<sup>2</sup> offers plenty of outdoor potential, including a lovely garden where you can unwind or host gatherings. Whether you're looking for a cozy retreat or a family-friendly environment, this home provides the ideal foundation for a comfortabl...

#### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>549</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>8792</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

#### Amenities

- Garden

#### Location

**Location:** Engomi  
 Coordinates: **35.153811760741 / 33.322428014754**

Region: **Nicosia**

## Price: €400 000 + VAT

VAT for this property is **€39,478** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 739.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€470 000 on Nov 20, 2024  
 €450 000 on Dec 6, 2024  
 €400 000 on Dec 12, 2024

