

### **3 Bedroom Apartment for Sale in Engomi, Nicosia District**

Stylish project located in Engomi, Nicosia. 3 Km from American and Russian embassy, in a quiet residential neighborhood. Close to local shops, cafes, and restaurants.

#### Key Features

Solar thermal system for water

Pressure water system

Air conditioning in all apartments

Full under-floor heating for apartments on 4th floor

Photovoltaics panel for apartments on 4th Floor

Thermal aluminum system

Doorbell with video cameras

Solar panels for communal area result in lower fees

Provision for electric cars charging stations

Provision for alarm system

2 Luxury lifts

Built with energy efficiency A

#### AVAILABILITY

## Price: €498 500 + VAT

VAT for this property is **€24,925** or **€94,715**. 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>€3 346.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€498 500 on Nov 26, 2024



