

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

A luxury project in the quiet area of Engomi. It is strategically situated close to the heart of Nicosia, making it easy to access Nicosia's business, cultural, and entertainment hubs.

Additionally, it hosts renowned educational institutions like European University and Nicosia University, making it an ideal spot for students and academics alike.

The project consists of 8 buildings with 280 apartments.

### Key Features

Large swimming pool

Green area

Covered rooftop playground

Coffee shop, gym, beauty salon, SPA

Car wash and pet care services

Double-glaze windows

Water pressure system

Solar panels

Photovoltaic system fr...

### Property Info

Covered Area	<b>146</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>55358</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Engomi Region: **Nicosia**

## Price: €364 995 + VAT

VAT for this property is **€18,250** or **€69,349**. 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>€2 500.00/m²</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

€364 995 on Dec 5, 2024











