

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

**Prime Location:**

Quiet residential area: Nestled in a serene neighborhood close to the Mall of Engomi and Nicosia Mall, Apollonio Hospital, University of Nicosia and all Makedonitissa's Primary schools. Great connectivity: Easy access to main roads like 28th October, Ilia Papakyriakou, Iroon Avenue leading to the Larnaca-Limassol & Troodos highway, enhancing mobility across Nicosia.

**Bedrooms:** 3 (Master with en-suite)

**Plot:** 293 m<sup>2</sup> with beautifully maintained minimalistic greenery.

**BBQ area:** Custom built barbecue perfect for outdoor dining under a covered pergola.

**Kitchen & dining:** Separate kitchen with dedicate...



### Property Info

Covered Area	<b>203</b>
Covered Veranda	<b>31</b>
Uncovered Veranda	<b>20</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Ceramic, Hardwood</b>
Energy Efficiency	<b>B</b>
Heating	<b>Central Heating, Yes</b>

### Plot / Area Info

Plot area	<b>293</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>415</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>3</b>

### Amenities

### Location

- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Storage room

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.14654 / 33.30798**

## Price: €324 000 + VAT

VAT for this property is **€28,043** or **€61,560**. 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>~€9 560.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 596.00/m²</b>		

## Price change history

€324 000 on Dec 16, 2024













