

## 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 **203**

Covered Veranda **31**

Uncovered Veranda **20**

Total Number of Floors **2**

Furnishing **Unfurnished**

Floor Type **Ceramic, Hardwood**

Energy Efficiency **B**

Heating **Central Heating, Yes**

### Plot / Area Info

Plot area **293**

Parking **Covered, Yes**

### Additional info

Reference Number **415**

Property type **House**

Condition **Pre-Owned**

Construction Year **1990 and older**

Bathrooms **3**

### 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



















