

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

Plot area

☐ 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.

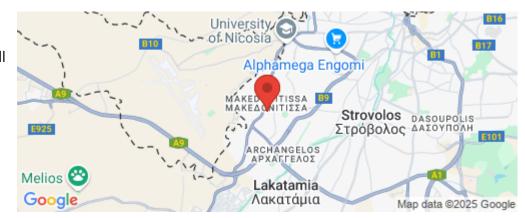
☐ Bedrooms: 3 (Master with en-suite)

☐ Plot: 293 m² with beautifully maintained minimalistic greenery.

 $\hfill \square$  BBQ area: Custom built barbecue perfect for outdoor dining under a

covered pergola.

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



Property Info	Plot / Area Info
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Covered Area 203
Covered Veranda 31
Uncovered Veranda 20
Total Number of Floors 2

Furnishing **Unfurnished** Parking

Floor Type **Ceramic, Hardwood** 

Energy Efficiency **B** 

Heating Central Heating, Yes

Amenities Location

## **Additional info**

Reference Number 415

Property type **House** 

Condition **Pre-Owned** 

Construction Year 1990 and older

Bathrooms 3

293

Covered, Yes



- 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	Excluded	Title transfer fee	~ <b>€9 560.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€1 596.00/m <sup>2</sup>		

## **Price change history**

€324 000 on Dec 16, 2024





























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