

## 40m<sup>2</sup> Apartment for Sale in Engomi, Nicosia District

- Studio
- 1 W/C
- Internal Area 40m<sup>2</sup>
- Covered Verandas 7.3m<sup>2</sup>
- Open Plan
- Walking distance from amenities
- Energy Efficiency "A"



### Property Info

Covered Area	<b>40</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>9807</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Engomi  
 Coordinates: **35.16797507442 / 33.333566454633**

Region: **Nicosia**

**Price: €160 000 + VAT**

VAT for this property is **€8,000** or **€30,400**. 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>€4 000.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€147 000 on Jan 23, 2025  
€160 000 on Aug 28, 2025





