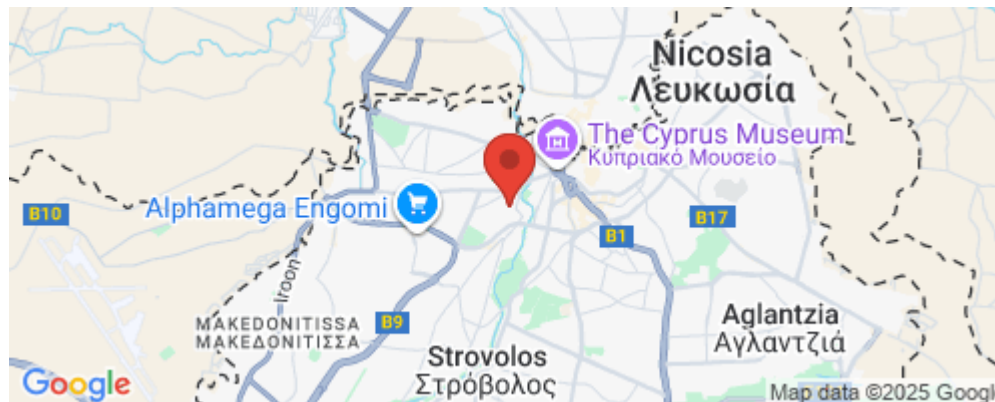


## 3 Bedroom Apartment for Sale in Engomi, Nicosia District

• Modern residential apartment in a very desired area between Agioi Omologites and Egkomi, with all amenities just steps away.

- 3 bedrooms
- 3 W/C
- Internal Area 149m<sup>2</sup>
- Covered Verandas 50m<sup>2</sup>
- Yard/Uncovered Area 231m<sup>2</sup>
- 2xParking
- Storage 10m<sup>2</sup>
- Separated Kitchen
- Laundry room
- Under-floor central heating

• The property can be an amazing home to a family, but can also serve the buyer as a premium investment, considering the fact that market for such a property can over €2,500/month



### Property Info

Covered Area	<b>149</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>9942</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

**Location:** Engomi  
**Coordinates:** **35.166569 / 33.347588**

Region: **Nicosia**

## Price: €515 000 + VAT

VAT for this property is **€25,750** or **€97,850**. 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>~€17 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 456.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€515 000 on Jan 31, 2025













