

## 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 149m2
- Covered Verandas 50m2
- Yard/Uncovered Area 231m2
- 2xParking
- Storage 10m2
- 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

### Plot / Area Info

### Additional info

Covered Area **149**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **9942**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **City view**

### Amenities

### Location

- Guest WC

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

## 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: <b>+35722344842</b>			

## Price change history

€515 000 on Jan 31, 2025







