

## 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	<b>149</b>			Reference Number	<b>10097</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
				View	<b>City view</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Engomi <b>Coordinates:</b> <b>35.166569 / 33.347588</b>	<b>Nicosia</b>

## 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 Price per SQM	<b>~€17 200.00</b> <b>€3 456.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€515 000 on Feb 5, 2025







