

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

Two-storey luxury house in Egkomi. The house has a covered area of 746 sq.m., 125 sq.m. covered verandas and a basement with an area of 260 sq.m. In 2017, the house was fully refurbished. The ground floor consists of an open plan area with an entrance hall, a living room with fireplace and a sitting room/dining room. In addition, there is a kitchen with dining area, a guest toilet and a play room which incorporates a wine cellar and a cigar humidor. The first floor consists of 4 bedrooms, all served with en-suite facilities (shower/W.C). The master bedroom also includes a walk-in closet. On the same floor, there is also an open plan office space and one separate room. The basement cons...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**874**

Plot area  
Pool

**1956**  
**Private, Yes**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**56376**  
**House**  
**Pre-Owned**  
**1991-2000**  
**5+**

### Amenities

- Storage room

### Location

**Location:** Engomi Region: **Nicosia**

## Price: €3 500 000 + VAT

VAT for this property is **€580,904** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 005.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€3 500 000 on Feb 8, 2025













