

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

Available for sale 2 bedroom apartment in a great location in Egkomi, close to shopping centers, the University, shops and all amenities.  
 Property Features: Internal space: 74m<sup>2</sup>Bedrooms: 2 spacious roomsLiving & Dining room: comfortable open plan areaKitchen: Fully equippedBathroom: Modern designBerraces: 2 balconies with a total area of 20m<sup>2</sup> (one covered)Air Conditioning: Yes Storage room on the ground floorFully renovated in 2024 Title DeedIdeal for both private residence and investment



### Property Info

Covered Area	<b>74</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>Partial, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>1-919</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Engomi  
 Region: **Nicosia**  
 Coordinates: **35.160305540844 / 33.315712761576**

## Price: €196 000 + VAT

VAT for this property is **€9,800** or **€37,240**. 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>~€4 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 649.00/m<sup>2</sup></b>		

## Representative: Casa Mare

Registration number	<b>849</b>	Email	<b>info@casamare.cy</b>
License number	<b>169/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35799614265, +35722496830, +35796494288</b>			

## Price change history

€196 000 on Feb 13, 2025





