

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

3-Bedroom Apartment – Refined Urban Living in Engomi

General Description

The 3-bedroom apartment represents the pinnacle of modern residential sophistication in Engomi’s prestigious Parissinos neighborhood. Combining architectural elegance, functionality, and premium finishes, it offers residents a serene yet connected lifestyle in one of Nicosia’s most sought-after areas.

Designed for families and professionals seeking both space and refinement, this residence blends minimalist architecture with contemporary comfort, creating an ideal balance between aesthetic beauty and everyday practicality.

Design & Architecture

The apartment follows the project...

| Property Info          |     | Plot / Area Info                 |              | Additional info   |           |
|------------------------|-----|----------------------------------|--------------|-------------------|-----------|
| Covered Area           | 160 | Parking                          | Covered, Yes | Reference Number  | 234887    |
| Covered Veranda        | 31  |                                  |              | Property type     | Apartment |
| Uncovered Veranda      | 4   |                                  |              | Condition         | Brand New |
| Floor Number           | 1   |                                  |              | Construction Year | 2025      |
| Total Number of Floors | 2   |                                  |              |                   |           |
| Energy Efficiency      | A   |                                  |              |                   |           |
| Amenities              |     | Location                         |              |                   |           |
| • Parking              |     | Location: Engomi Region: Nicosia |              |                   |           |

## Price: €450 000 + VAT

VAT for this property is **€26,438** or **€85,500**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 813.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€450 000 on Feb 14, 2025

