

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

1 Bedroom Apartment – Contemporary City Living in Engomi

The 1-bedroom apartment offers a smart and comfortable living solution in the heart of Engomi, ideal for singles, couples, or investors. Designed with modern urban lifestyles in mind, the apartment combines functionality, style, and an excellent central location.

The layout features a bright open-plan living, dining, and kitchen area, creating a welcoming space that maximises natural light and everyday comfort. The bedroom is well-proportioned, providing privacy and relaxation, while contemporary finishes add a clean and modern aesthetic throughout the home.

Its close proximity to the Mall of Engomi and the Unive...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>54</b> |
| Covered Veranda        | <b>14</b> |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235083</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

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

## Price: €226 000 + VAT

VAT for this property is **€11,300** or **€42,940**. 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>~€5 640.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 185.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€215 000 on Feb 18, 2025

€226 000 on Jan 13, 2026

