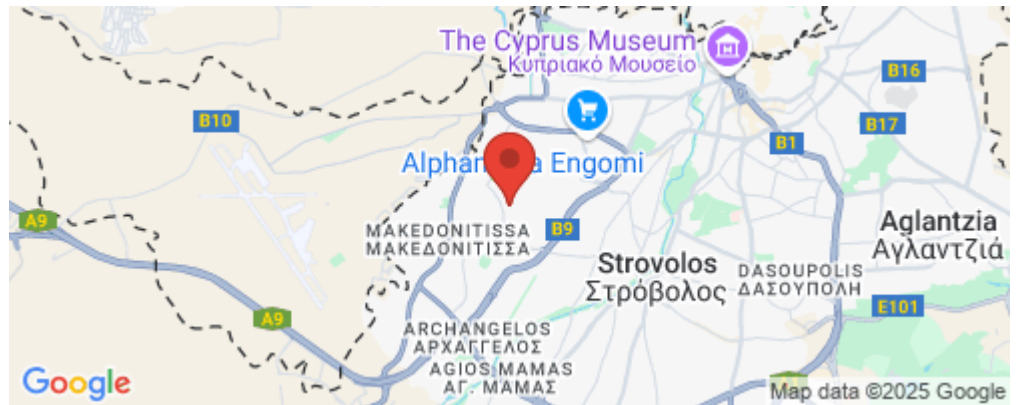


## 2 Bedroom Apartment for Sale in Engomi, Nicosia District

The apartment is modern and carefully designed, offering a unique combination of luxury and comfort. It is located in a prime location in Engomi, with direct access to top restaurants, shops and cultural attractions, making it an ideal choice for a residence. New owners have the advantage of enjoying high quality amenities such as underfloor heating, central air conditioning, electric external blinds and specially designed Pedini Italian kitchens, combining style and functionality. With high ceilings, spacious living areas and carefully selected materials, the apartments exude timeless elegance and contemporary aesthetics. The neutral and earthy color palette creates an atmospheric environm...



### Property Info

Covered Area **78**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **Partial, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **1-941**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Engomi  
 Coordinates: **35.153637134019 / 33.318370566557**

Region: **Nicosia**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€3 526.00/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

€275 000 on Feb 20, 2025

