

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

Modern 1-bedroom apartment for sale in Makedonitissa, close to universities and all amenities. Ideal for students, professionals, or investors, this apartment offers a comfortable living space in a prime location. Featuring a bright open-plan layout, a covered veranda, and quality finishes. Equipped with photovoltaics, air conditioning, a video door phone, and energy-efficient solutions. Great opportunity for a stylish and convenient home!

### Property Info

Covered Area	<b>68</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>52401</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

**Price: €148 000 + VAT**

VAT for this property is **€7,400** or **€28,120**. 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>€2 176.00/m<sup>2</sup></b>		

**Representative: G&P Lazarou Estate Agents**

Registration number	<b>701</b>	Email	<b>info@gpazarou.com</b>
License number	<b>442/E</b>	Legal name	<b>G&amp;P Lazarou Estate Agents Ltd</b>
Phone: +35722024949, +35799832817			

**Price change history**

€148 000 on Mar 1, 2025

