

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

Under Construction modern three bedroom apartment for sale in a prime area in Egkomi, Nicosia-Cyprus.



The apartment, located on the top floor of a three-storey building, will have 95m<sup>2</sup> of internal area plus 22m<sup>2</sup> of covered veranda and will come with covered parking. The apartment will have photovoltaics 2.5kw installed, a/c in all rooms installed and provisions for electric heating.

From an exclusive area of Cyprus, this project is situated in the heart of Egkomi, opposite to the Mall of Engomi and just 100 meters from University of Nicosia.

Price: 330,000 + VAT

REFERENCE NUMBER: 49342

#### Property Info

Covered Area	<b>95</b>
Floor Number	
Energy Efficiency	<b>A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>49342</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location



**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.159101580975 / 33.313895687234**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 474.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€295 000 on Sep 28, 2023  
 €330 000 on Feb 23, 2024  
 €320 000 on Jun 26, 2024  
 €330 000 on Aug 3, 2024



