


## 746m<sup>2</sup> House for Sale in Engomi, Nicosia District

Detached, 6- Bedroom House for sale in Egkomi area, Nicosia. It is located in a very prime area of Egkomi, close to shops, schools and restaurants.  The immediate surrounded area characterized as residential.

This stunning two-storey luxury home combines elegance with comfort, offering a total of 746 sqm of internal covered areas on a spacious 1956 sqm plot. The property is designed with high-end finishes and modern conveniences throughout.

On the ground floor, you'll find an expansive open-plan living and dining area with a fireplace, perfect for both family gatherings and entertaining. The kitchen is separated and fully equipped with top-tier appliances and an island ...

### Property Info

Covered Area	<b>746</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1956</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>51018</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Gym

### Location

**Location:** Engomi  
**Coordinates:** **35.187801 / 33.394432**

Region: **Nicosia**

## Price: €3 500 000 + VAT

VAT for this property is **€566,475** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 692.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 500 000 on Mar 19, 2025

