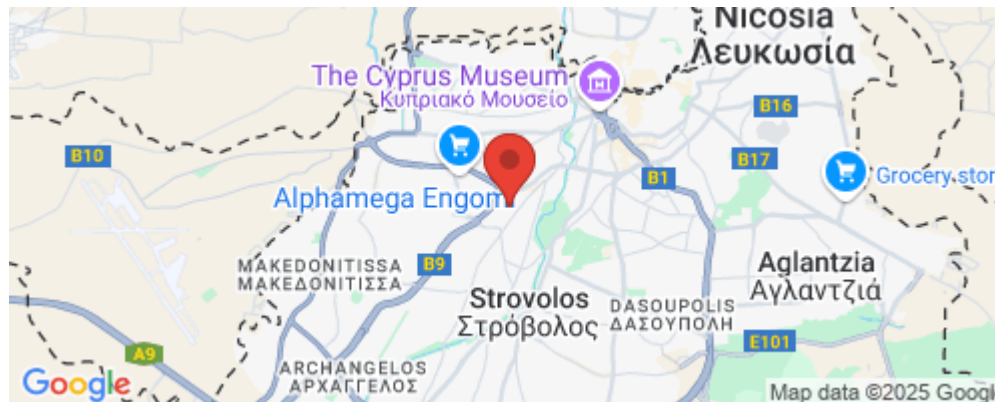


# 1 Bedroom Apartment for Sale in Engomi, Nicosia District

Modern one bedroom flat, perfect for students and young professionals. Ideally located just moments from universities, schools, and job opportunities, offering the perfect balance of convenience and comfort. A sleek, stylish space in a prime location.



### Property Info

Covered Area	<b>50</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>10149</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Engomi Region: **Nicosia**  
**Coordinates:** **35.1583413 / 33.3403067**

## Price: €163 000 + VAT

VAT for this property is **€8,150** or **€30,970**. 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>€3 260.00/m<sup>2</sup></b>		

## Representative: M Residence

Registration number	<b>791</b>	Email	<b>hello@mresidence.com</b>
License number	<b>363/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722261516, +35770087600</b>			

## Price change history

€163 000 on Mar 23, 2025

