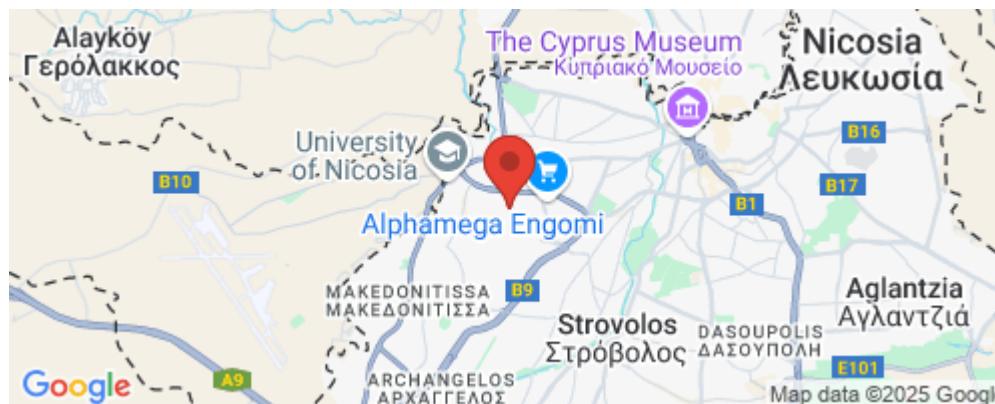


### 3 Bedroom Apartment for Sale in Engomi, Nicosia District

For sale: a modern apartment under construction in the desirable area of Engomi. This spacious unit offers 125 m2 of internal space, thoughtfully designed to provide comfort and convenience for modern living. Featuring three well-appointed bedrooms and three stylish bathrooms, this apartment is ideal for families or anyone seeking a generous living environment.



With an impressive energy efficiency rating of A+, this apartment is not only modern but also eco-friendly. Expected to be completed in 2026, this is a fantastic opportunity to invest in a contemporary living space in a sought-after location.

ID: 55143

Price: 430,000+VAT

#### Property Info

Covered Area **125**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **55143**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

**Location:** Engomi  
 Coordinates: **35.161851777987 / 33.325366053065**

Region: **Nicosia**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€3 440.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€430 000 on Apr 5, 2025

