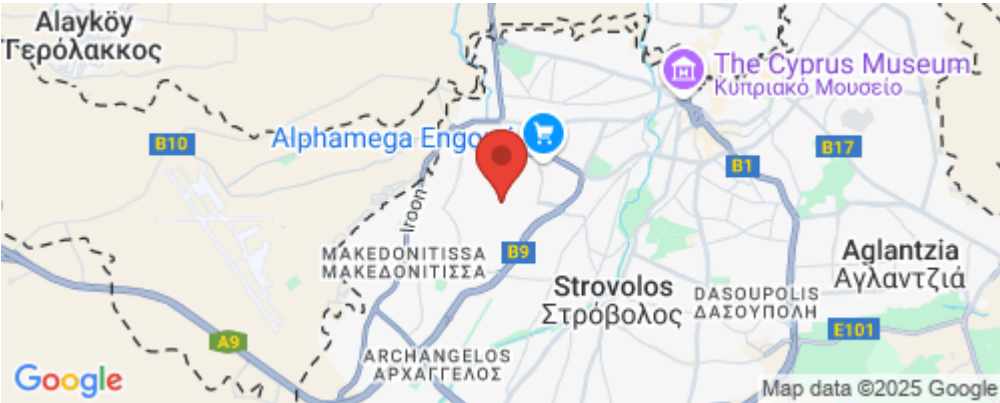


2 Bedroom House for Sale in Engomi, Nicosia District

Property Code: 1-1042 – Nicosia, Egkomi – **HOUSE FOR SALE**Discover this impressive **ground floor house**, located on a spacious **plot of 504 sq.m.** and offering a total area of 110 sq.m., including 34 sq.m. covered parking space and 40 sq.m. covered terrace. Built in 2020, the house has excellent thermal insulation and belongs to energy class A, ensuring high energy efficiency and low running costs. The **house** includes **two spacious bedrooms**, two toilets and an en suite bathroom in the master **bedroom**, ideal for family living.It is fully **furnish...**



Property Info

| | |
|-------------------|--------------|
| Covered Area | 110 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Air Conditioning | Partial, Yes |

Plot / Area Info

| | |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

| | |
|------------------|-----------|
| Reference Number | 1-1042 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 2 |

Amenities

Location

Location: Engomi
Coordinates: **35.15726087046 / 33.324590066077**
Region: **Nicosia**

Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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 | Excluded | Title transfer fee | ~€13 000.00 | Common expenses | None |
| | | Price per SQM | €3 727.00/m² | | |

Representative: Casa Mare

| | | | |
|--|--------------|------------|-------------------------|
| Registration number | 849 | Email | info@casamare.cy |
| License number | 169/E | Legal name | N/A |
| Phone: +35799614265, +35722496830, +35796494288 | | | |

Price change history

€410 000 on Apr 11, 2025



