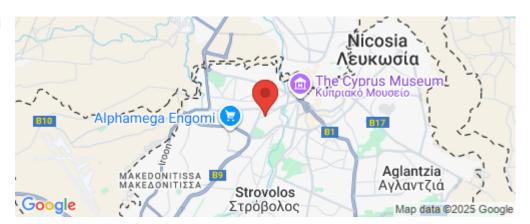


3 Bedroom Apartment for Sale in Engomi, Nicosia District

Spacious Apartment for Sale in Prestigious Nicosia Neighborhood - Engomi



The apartment features a total covered area of 222 sq.m., including 165 sq.m. of internal living space and 57 sq.m. of covered verandas. It offers:

- 3 generously sized bedrooms, including a master bedroom with en-suite bathroom and walk-in wardrobe
- 3 bathrooms in total
- A separate, fully-equipped kitchen
- 3 large verandas, perfect for relaxing or entertaining
- Diesel heating system
- 2 covered parking spaces
- A private storage room

Prime location just a few steps from the U.S. Embassy.

All necessary infrastructure nearby: ...

Property Info Plot / Area Info Additional info

INDEX

Covered Area 222
Covered Veranda 57

Floor Number 2

Total Number of Floors 3

Energy Efficiency

Heating Autonomous Heating, Yes

Air Conditioning All rooms, Yes

Amenities

Elevator

Location

Location: Engomi Region: Nicosia

Coordinates: 35.1668908 / 33.3439481

www.index.cy - All Cyprus Real Estate

Reference Number **4255**

Property type Apartment
Condition Pre-Owned
Construction Year 1991-2000

Bathrooms **3**

View City view



Price: €440 000 + VAT

VAT for this property is **€41,978** or **€83,600**. 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 ~€14 200.00

Price per SQM €1 982.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€520 000 on Apr 27, 2025

€510 000 on May 7, 2025

€500 000 on May 10, 2025

€480 000 on May 14, 2025

€440 000 on Jun 7, 2025





































