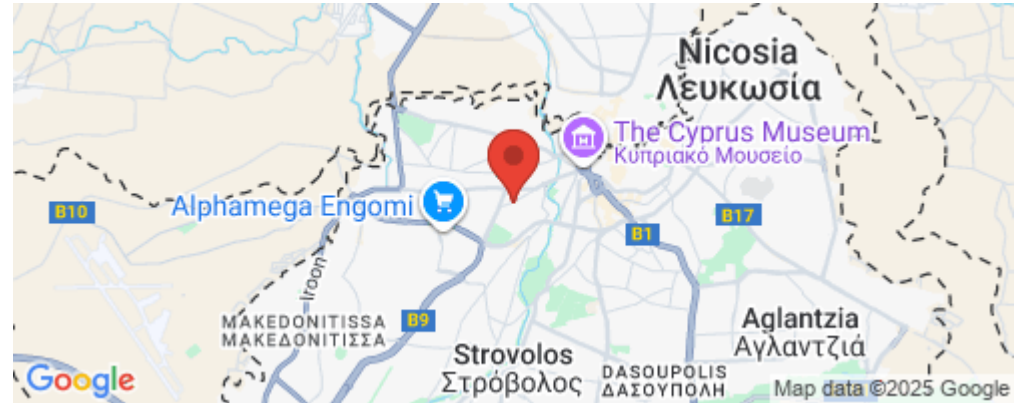


3 Bedroom Apartment for Sale in Engomi, Nicosia District

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

Covered Area	222
Covered Veranda	57
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Elevator

Location**Location:** EngomiRegion: **Nicosia**Coordinates: **35.1668908 / 33.3439481**

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	Common expenses	None
		Price per SQM	€1 982.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/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









