

## 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

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

### Plot / Area Info

### Additional info

Reference Number	<b>4255</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Elevator

### Location

**Location:** Engomi      Region: **Nicosia**  
Coordinates: **35.1668908 / 33.3439481**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 982.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## 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

















