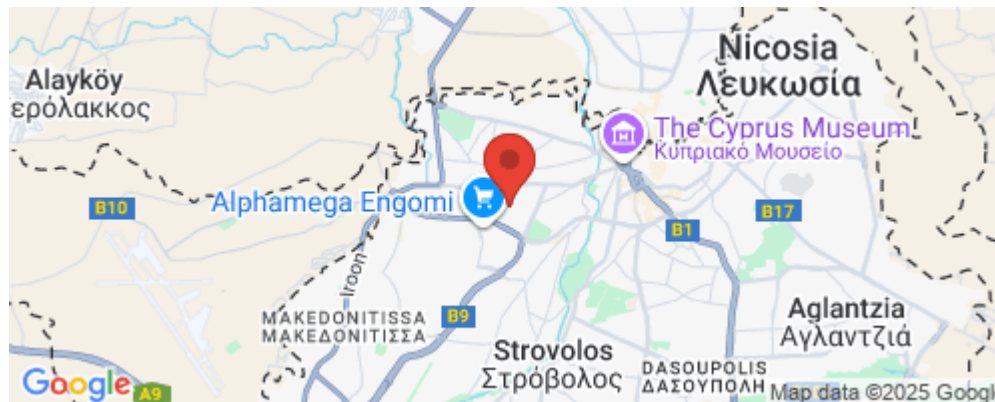


## 3 Bedroom Apartment for Sale in Engomi, Nicosia District

- 3 Bedroom
- 2 WC
- Internal Area 120m<sup>2</sup>
- Covered Veranda 10m<sup>2</sup>
- Covered Parking
- Energy Efficiency "D"



### Property Info

Covered Area **120**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **11738**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Engomi  
Coordinates: **35.165761519787 / 33.336381040513**

Region: **Nicosia**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>~€7 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 250.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€270 000 on May 6, 2025

