

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

- 3 bedrooms
- 3 Bathroom
- Internal Area 188m<sup>2</sup>
- Covered Verandas 9m<sup>2</sup>
- Plot 257m<sup>2</sup>
- Garden
- Quiet and safe neighborhood,
- Two parking spaces
- Spacious kitchen and living room
- Alarm System



Property Info	Plot / Area Info	Additional info
Covered Area	<b>188</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
Plot area		Bathrooms
<b>257</b>		<b>11652</b>
Parking		<b>House</b>
<b>Covered, Yes</b>		<b>Pre-Owned</b>
		<b>3</b>
Amenities	Location	
• Guest WC	<b>Location:</b> Engomi Coordinates: <b>35.146508623395 / 33.300559359975</b>	Region: <b>Nicosia</b>

## Price: €345 000 + VAT

VAT for this property is **€27,013** or **€65,550**. 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 Price per SQM	<b>~€10 400.00</b> <b>€1 835.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€345 000 on May 7, 2025



