

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

2-Bedroom Apartment, 3rd Floor – Excellent Location in Engomi

Located in a quiet apartment building in Engomi, near the Agios Dometios police station.  
The apartment has a separate title deed.

Ideally situated, very close to all amenities, cafes and restaurants, AlphaMega Engomi, European University, University of Nicosia, The Cyprus Institute of Neurology and Genetics (CING), the United Nations, and the city center.

Features:

Spacious covered underground parking

Storage room

Bus stop nearby

Fully furnished

First residence, owned and occupied by the owner's family since purchase (directly from the developer)

78m<sup>2</sup> inter...

### Property Info

Covered Area **94**  
 Floor Number **3**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **237035**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Engomi Region: **Nicosia**

## Price: €159 000 + VAT

VAT for this property is **€7,950** or **€30,210**. 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>~€3 125.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 691.00/m²</b>		

## Representative: MySpace

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## Price change history

€159 000 on May 17, 2025





