

570m² House for Sale in Engomi, Nicosia District

A Stunning and Grand Villa on two plots for sale in a prime area of Makedonitissa, Engomi.

- Land area: 1,202 m²
- Built area: 568 sm² + covered and uncovered balconies
- The Ground Floor consists of an office, two separate living rooms with a fireplace, separate TV room with a fireplace, dining room with a fireplace, kitchen and a guest toilet.
- The upper floor consists of 5 bedrooms and each bedroom has its own en-suite bathroom. There is a big balcony which overlooks the pool and garden and another balcony which overlooks the front side on the house.
- The basement consists of a big main kitchen, master bedroom, maid's room with its own en-sui...



Property Info

Covered Area	570
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1202
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	12134
Property type	House
Condition	Pre-Owned

Amenities

- Guest WC

Location

Location: Engomi Region: **Nicosia**
Coordinates: **35.155299 / 33.300407**

Price: €1 550 000 + VAT

VAT for this property is **€237,395** or **€294,500**. 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	~€58 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 719.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
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Price change history

€1 550 000 on May 28, 2025



