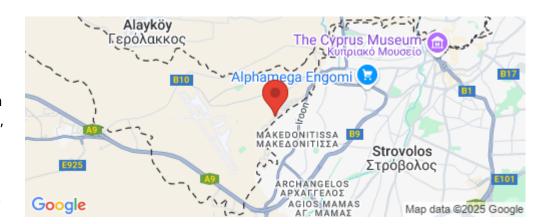


## 570m<sup>2</sup> House for Sale in Engomi, Nicosia District

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		Plot / Area Info		Additional info	
Covered Area	570	Plot area	1202	Reference Number	12134
Heating	Central Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Pre-Owned</b>

## Amenities Location

• Guest WC 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	~ <b>€58 600.00</b>	Common ovnonces	None
Title deed	Has Title	Price per SOM	€2 719.00/m <sup>2</sup>	Common expenses	None

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## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

Phone: **+35722344842** 

## **Price change history**

€1 550 000 on May 28, 2025













