

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

For sale 2 bedroom apartment in a new residential complex in the most convenient area of Nicosia, within walking distance from the Embassies of the USA and Russia. Underfloor heating in all rooms and fully air-conditioned rooms with hidden units in the living room and kitchen. The greenery on the vertical lines of the building along with the curvature of the building structure make it unique. At the same time, it stands out so subtly for its absolute adaptability to the surroundings. Floor-to-ceiling windows enhance ventilation and natural light entering the interior. The interaction of the materials used: wood, metal, aluminum and various wall finishes gives a truly impressive aesthetic ...

### Property Info

Covered Area **104**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **157812**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **1**

### Amenities

### Location

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

## Price: €292 500 + VAT

VAT for this property is **€14,625** or **€55,575**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 813.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
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## Price change history

€292 500 on May 31, 2025





