

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

- 2 Bedrooms
- 1 WC
- Internal area: 77m<sup>2</sup>
- Covered Verandas: 14m<sup>2</sup>
- Uncovered Veranda: 33m<sup>2</sup>
- Yard: 40m<sup>2</sup>
- Small building
- Includes storage room and parking space on the ground floor
- Including electrical appliances (A/C units in all rooms, oven, fridge, etc.)
- Construction Year: 2006
- Prime location-Investment Opportunity



### Property Info

Covered Area	<b>77</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>12254</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- BBQ zone

### Location

**Location:** Engomi  
**Coordinates:** **35.151483159754 / 33.299138563508**  
 Region: **Nicosia**

**Price: €190 000 + VAT**

VAT for this property is **€9,500** or **€36,100**. 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>~€4 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 468.00/m²</b>		

**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**

€190 000 on Jun 4, 2025







