

2 Bedroom Apartment for Sale in Engomi, Nicosia District

This stylish 2-bedroom penthouse apartment offers a perfect blend of smart design, privacy, and open-air living. Located in a modern residential development, it features a spacious uncovered roof terrace, ideal for outdoor dining, entertaining, or relaxing under the sun.



Strategically positioned just 2 minutes from the Mall of Engomi and 3 minutes from the University of Nicosia, this property is ideal for students, young professionals, or investors seeking strong rental returns in a high-demand area.

Key Features:

- 2-bedroom penthouse
- Private uncovered roof terrace
- Part of a modern residential development
- 2 minutes from ...

Property Info		Plot / Area Info		Additional info	
Covered Area	98	Parking	Covered, Yes	Reference Number	6831
Covered Veranda	18			Property type	Apartment
Uncovered Veranda	13			Bathrooms	2
Floor Number	3				
Total Number of Floors	3				
Amenities	Location				



- Roof Garden

Location: Engomi

Region: **Nicosia**

Coordinates: **35.159468365512 / 33.31403375816**

www.index.cy - All Cyprus Real Estate

Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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	~€9 800.00	Common expenses	None
		Price per SQM	€3 367.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€330 000 on Jun 12, 2025



3RD FLOOR

302 ▶
2 Bedrooms
2 Bathrooms
80 SQM Internal Area
18.5 SQM Covered Veranda
13.5 SQM Uncovered Balcony
12.8 SQM Covered Roof Terrace
21 SQM Uncovered Roof Terrace



ROAD

◀ 303
1 Bedroom
1 Bathroom
50 SQM Internal Area
14.5 SQM Covered Veranda
4.57 SQM Covered Roof Terrace
18.4 SQM Uncovered Roof Terrace

◀ 301
1 Bedroom
1 Bathroom
50 SQM Internal Area
14.5 SQM Covered Veranda
15.7 SQM Uncovered Balcony
9.7 SQM Covered Roof Terrace
8.8 SQM Uncovered Roof Terrace

Areas & Plans are not final and
are subject to modifications