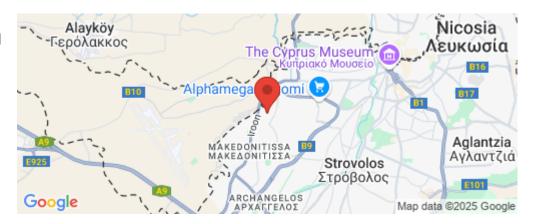


## 2 Bedroom Apartment for Sale in Engomi, Nicosia District

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               |         |                 |                  |                  |
| Covered Veranda        | 18               |         |                 | Reference Number | 6831             |
| Uncovered Veranda      | 13               | Parking | Covered, Yes    | Property type    | <b>Apartment</b> |
| Floor Number           | 3                |         |                 | Bathrooms        | 2                |
| Total Number of Floors | 3                |         |                 |                  |                  |

|           | _        |
|-----------|----------|
| Amenities | Location |



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

Coordinates: **35.159468365512** / **33.31403375816** 



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

Price per SQM €3 367.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/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
8 2 Bathrooms
80 Minternal Area
18.5 SQM Covered Veranda
13.5 SQM Covered Veranda
12.8 SQM Covered Roof Terrace
21 SQM Locovered Roof Terrace



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

4 301
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 SQM Uncovered Roof Terrace

\_\_\_\_\_\_ROAD

Areas & Plans are not final and are subject to modifications