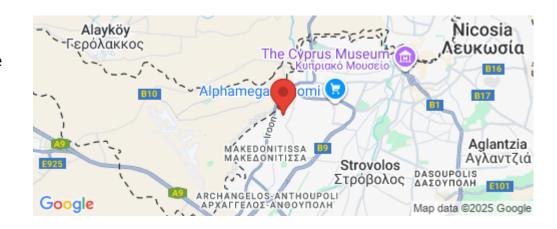


### 1 Bedroom Apartment for Sale in Engomi, Nicosia District

This contemporary 1-bedroom apartment is part of a stylish new residential development offering comfort, convenience, and excellent location. Just 2 minutes from the Mall of Engomi and 3 minutes from the University of Nicosia, it's perfectly suited for students, young professionals, or investors seeking strong rental potential.



#### Key Features:

- 1-bedroom apartment with modern layout
- Part of a well-located residential development
- 2 minutes from the Mall of Engomi
- 3 minutes from the University of Nicosia

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	64	Parking	Covered, Yes	Reference Number Property type Bathrooms	6833 Apartment 1
Covered Veranda	14				
Floor Number	1				
Total Number of Floors	3				

### Amenities Location

• Parking Region: Nicosia

Coordinates: 35.159468365512 / 33.31403375816



**Price: €175 000 + VAT** 

VAT for this property is €8,750 or €33,250. 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 ~€3 600.00

Price per SQM €2 734.00/m²

Common expenses None

## **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**

€175 000 on Jun 12, 2025









