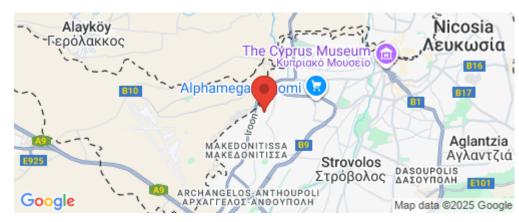


1 Bedroom Apartment for Sale in Engomi, Nicosia District

This stylish 1-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:

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

Property Info		Plot / Area Info		Additional info	
Covered Area	64				
Covered Veranda	14			Reference Number	6838
Uncovered Veranda	15	Parking	Covered, Yes	Property type	Apartment
Floor Number	3			Bathrooms	1
Total Number of Floors	3				

Amenities Location



Location: Engomi Region: **Nicosia**

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



Price: €225 000 + VAT

VAT for this property is €11,250 or €42,750. 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 ~€5 600.00

Price per SQM €3 516.00/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

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Price change history

€225 000 on Jun 12, 2025







3RD FLOOR

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

■ 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

ROAD ...

Areas & Plans are not final and are subject to modifications