

## 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. X

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	<b>64</b>		
Covered Veranda	<b>14</b>		Reference Number
Uncovered Veranda	<b>15</b>	Parking	<b>6838</b>
Floor Number	<b>3</b>	<b>Covered, Yes</b>	Property type
Total Number of Floors	<b>3</b>		Bathrooms

Amenities	Location	
• Roof Garden	<b>Location:</b> Engomi <b>Coordinates:</b> 35.159468365512 / 33.31403375816	Region: <b>Nicosia</b>

## Price: €237 000 + VAT

VAT for this property is **€11,850** or **€45,030**. 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 Price per SQM	<b>~€6 080.00</b> <b>€3 703.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€225 000 on Jun 12, 2025

€237 000 on Dec 13, 2025



## 3<sup>RD</sup> FLOOR

