


## 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

Covered Area	<b>64</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>15</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6838</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Roof Garden

### 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	<b>Excluded</b>	Title transfer fee	<b>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 516.00/m²</b>		

## 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



## 3<sup>RD</sup> 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