


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

This contemporary 2-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:

- 2-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

Covered Area	<b>98</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6839</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Engomi

Coordinates: **35.159468365512 / 33.31403375816**

Region: **Nicosia**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 061.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€285 000 on Jun 12, 2025  
 €300 000 on Dec 13, 2025

