

## 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>		Reference Number	<b>6840</b>
Covered Veranda	<b>14</b>		Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	Bathrooms	<b>1</b>
Total Number of Floors	<b>3</b>			
Amenities	Location			
• Roof Garden	<b>Location:</b> Engomi Coordinates: <b>35.159468365512 / 33.31403375816</b>	<b>Region: Nicosia</b>		

## Price: €226 000 + VAT

VAT for this property is **€11,300** or **€42,940**. 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>~€5 640.00</b> <b>€3 531.00/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

€215 000 on Jun 12, 2025

€226 000 on Dec 13, 2025



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



Areas & Plans are not final and  
are subject to modifications