

## 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> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>6840</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Roof Garden

### Location

**Location:** Engomi

Coordinates: **35.159468365512 / 33.31403375816**

Region: **Nicosia**

## 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 | <b>~€5 640.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 531.00/m<sup>2</sup></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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€215 000 on Jun 12, 2025  
 €226 000 on Dec 13, 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

◀ **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

ROAD

Areas & Plans are not final and  
are subject to modifications