

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

New modern project located in Engomi / Makedonitissa, Nicosia. Conveniently located near universities, embassies, supermarkets and essential amenities.

The project consists of 8 units (4 One-bedroom apartments, 2 Two-bedroom apartments, 2 Two-bedroom penthouses)

### Key Features

Best quality materials  
Prime location  
Energy saving building  
Spacious layout

### AVAILABILITY

Apartment 3rd floor

Internal area 75,20 sq.m.

Covered veranda 36,08 sq.m.

Uncovered veranda 13,65 sq.m.

Roof garden 71,11 sq.m.

Status: Off plan

Completion date: Q4 2026

### Property Info

### Plot / Area Info

Covered Area **111**

### Additional info

Reference Number	<b>58952</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Makedonitissa 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 703.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€300 000 on Jul 26, 2025







