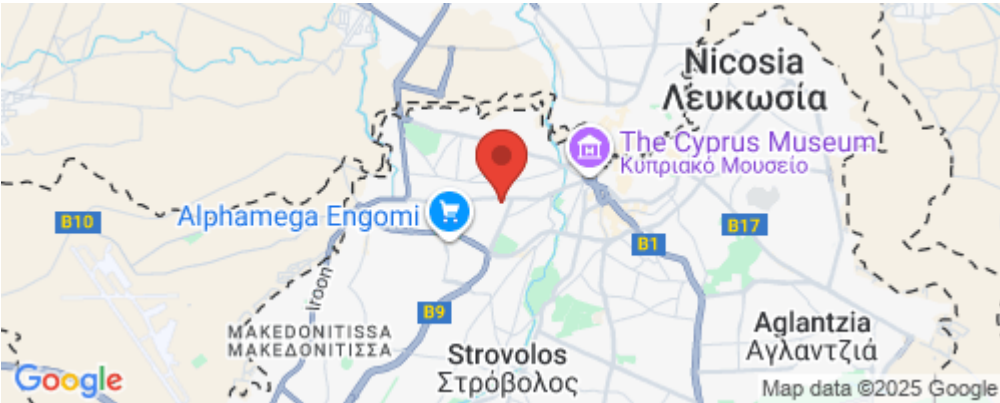


3 Bedroom Apartment for Sale in Engomi, Nicosia District

Three bedroom apartment in one of the most sought-after areas of Nicosia, within walking distance to both the American and Russian Embassies available for sale. The building is in a convenient neighbourhood, near all amenities, The building is designed with respect to the quiet street and the surrounding area’s green environment.



All technical, mechanical, and engineering systems of the building render it with the most potentials for eco and smart living. It comprises of: 9 Flats, 6 of which are 2-Bedroom Flats and 3, 3-Bedroom Flats.

Fully loaded apartments with luxurious finishes, Underfloor heating, A/C, 2.5Kw Solar photovoltaic panels.

A Must see!!.

P...

Property Info

Covered Area	130
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	60197
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

Location



• Guest WC

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.1682967 / 33.3405953**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €367 500 + VAT

VAT for this property is **€18,375** or **€69,825**. 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>€2 827.00/m²</b>		

## Representative: MPA Property

Registration number	<b>665</b>	Email	<b>sales@mpaproperty.com</b>
License number	<b>417/E</b>	Legal name	<b>MPA Property Promoters &amp; Consultants Ltd</b>
Phone: <b>+35722270717, +35796900717</b>			

## Price change history

€365 000 on Jul 30, 2025  
 €367 500 on Sep 30, 2025





