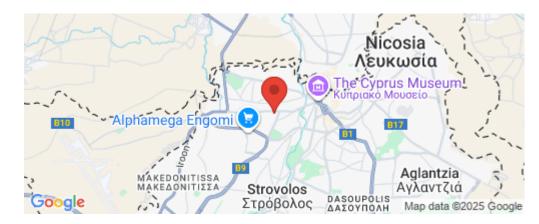


## 3 Bedroom Apartment for Sale in Engomi, Nicosia District

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		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	127 Underfloor Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	60197 Apartment Brand New 2

Amenities Location



**Location:** Engomi Region: **Nicosia** 

Coordinates: **35.1682967** / **33.3405953** 



Price: €365 000 + VAT

VAT for this property is €18,250 or €69,350. 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	Excluded	Title transfer fee	None		Nama
		Price per SQM	€2 874.00/m <sup>2</sup>	Common expenses	None

## **Representative: MPA Property**

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

Phone: **+35722270717**, **+35796900717** 

## **Price change history**

€365 000 on Jul 30, 2025













