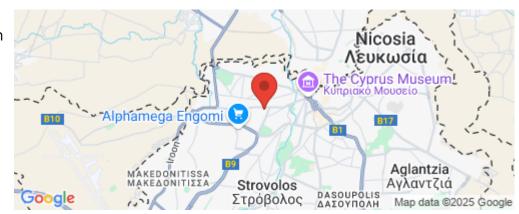


3 Bedroom Apartment for Sale in Engomi, Nicosia District

Three bedroom plus maids room top floor 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 photovol...

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	60200 Apartment Brand New 2

Amenities Location

• Guest WC Location: Engomi Region: Nicosia

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



Price: €412 000 + VAT

VAT for this property is **€20,600** or **€78,280**. 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

Price per SQM €3 244.00/m²

Common expenses None

Representative: MPA Property

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License number 417/E Legal name MPA Property Promoters & Consultants Ltd

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Price change history

€412 000 on Jul 30, 2025













