

## 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

Covered Area	<b>130</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>60200</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Engomi  
Region: **Nicosia**  
Coordinates: **35.1682967 / 33.3405953**

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€3 269.00/m²</b>		

## Representative: MPA Property

Registration number	<b>665</b>	Email	<b>sales@mpaproperty.com</b>
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## Price change history

€412 000 on Jul 30, 2025  
 €425 000 on Sep 30, 2025





