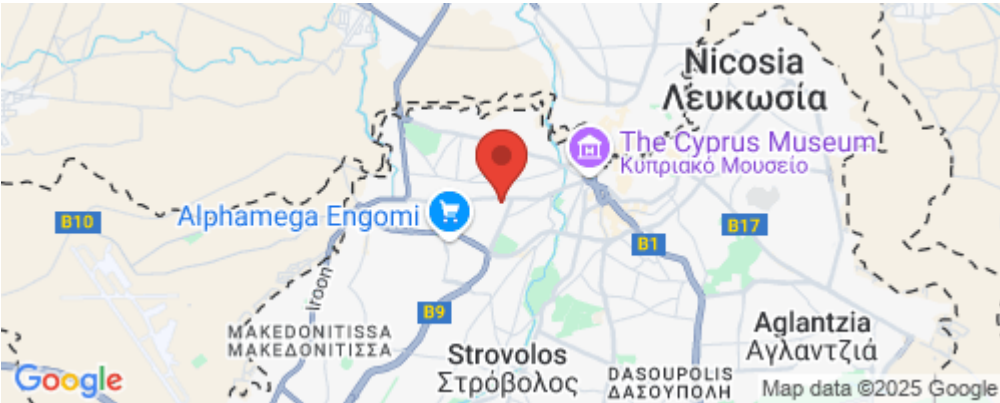


2 Bedroom Apartment for Sale in Engomi, Nicosia District

Two 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!!

Price...

Property Info

Covered Area	86
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	60201
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

Location



• Guest WC

Location: Engomi

Region: **Nicosia**

Coordinates: **35.1682967 / 33.3405953**

www.index.cy - All Cyprus Real Estate

Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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	Common expenses	None
		Price per SQM	€3 372.00/m²		

Representative: MPA Property

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

Price change history

€290 000 on Jul 30, 2025



