

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

### **Spacious Ground Floor Apartment in Egkomi Nicosia**

- Whether Individual Residence, Professional use, or Investment Buy to Rent.

#### **1. If professional use:**

- Ideal for a Medical Center or a business center
- The Nearby Ippokration Hospital is within seconds of walking distance.
- Other Medical Doctors of various specializations are next door or opposite, within walking distance
- Space areas: 3 + 1 + 1 rooms / Reception plus kitchen / Seating areas can be split as a 4th space area. Server room - Store
- Front yard: with planning, rearran...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>183</b>	
Covered Veranda	<b>21</b>	
Uncovered Veranda	<b>46</b>	
Floor Number	<b>0</b>	
Total Number of Floors	<b>6</b>	Property type <b>Apartment</b>
Furnishing	<b>Furnished</b>	Condition <b>Pre-Owned</b>
Floor Type	<b>Ceramic</b>	Construction Year <b>1991-2000</b>
Energy Efficiency	<b>N/A</b>	Bathrooms <b>2</b>
Heating	<b>Autonomous Heating, Yes</b>	View <b>City view</b>
Air Conditioning	<b>All rooms, Yes</b>	
Amenities	Location	

- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Garden
- Guest WC
- Parking
- Storage room

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

## Price: €206 000 + VAT

VAT for this property is **€15,501** or **€39,140**. 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>~€4 840.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 126.00/m<sup>2</sup></b>		

## Price change history

€206 000 on Aug 2, 2025

