

## 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

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>
Furnishing	<b>Furnished</b>
Floor Type	<b>Ceramic</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>2</b>
View	<b>City view</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

