

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	183
Covered Veranda	21
Uncovered Veranda	46
Floor Number	0
Total Number of Floors	6
Furnishing	Furnished
Floor Type	Ceramic
Energy Efficiency	N/A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	No
Parking	Covered, Yes

Additional info

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

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	Excluded	Title transfer fee	~€4 840.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 126.00/m²		

Price change history

€206 000 on Aug 2, 2025

