

## 4 Bedroom Apartment for Sale in Nicosia - Agios Andreas

Each apartment is designed with high-quality materials and a functional layout, featuring smoked walnut wooden flooring, Baldocer ceramic tiles, granite surfaces, underfloor heating, VRV air conditioning, advanced security systems, and smart home automation. The top-floor penthouse includes a private rooftop garden and swimming pool. Every unit comes with designated covered parking and storage space. Located in Engomi, this development offers easy access to the city center, essential amenities, and entertainment options. It consists of nine 1- and 2-bedroom apartments and one 4-bedroom apartment, suitable for couples, professionals, and families seeking a well-connected urban home. The ma... X

**Property Info**

Covered Area **260**  
Covered Veranda **92**  
Floor Number **1**  
Total Number of Floors **1**

**Plot / Area Info****Amenities**

**Location**  
**Location:** Nicosia - Agios Andreas **Region:** **Nicosia**  
**Coordinates:** **35.1685 / 33.33953**

**Additional info**

Reference Number **B029-301**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **4**

## Price: €601 000 + VAT

VAT for this property is **€65,648** or **€114,190**. 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 Price per SQM	<b>~€20 640.00</b> <b>€2 312.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€601 000 on Aug 26, 2025



