

## 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...



### Property Info

### Plot / Area Info

### Additional info

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

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

### Amenities

### Location

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

## 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	<b>~€20 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 312.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€601 000 on Aug 26, 2025



