

3 Bedroom House for Sale in Engomi, Nicosia District

Detached 3-bedroom house in very good location in Engomi area.

The house is situated in a luxury area of Nicosia, between Engomi and Makedonitissa. It is close to all amenities and services, with easy access to University of Nicosia and Alphamega Supermarket etc.

The property was built in 1981 with quality materials and built on 530sqm plot area and the house consists of 196sqm internal area with 40sqm covered veranda and has two floors. Tittle of owner has deed.

Has approve Architect Plans for Renovate and Upgrade it, also to build more space and Swimming Pool.

Key Features

Living room and dining room

Huge separate kitchen

3 Bedrooms

O...

Property Info

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|------------------|------------|
| Covered Area | 196 |
| Heating | Yes |
| Air Conditioning | Yes |

Plot / Area Info

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|-----------|------------|
| Plot area | 530 |
|-----------|------------|

Additional info

| | |
|-------------------|-----------------------|
| Reference Number | 60067 |
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 1990 and older |
| Bathrooms | 2 |

Amenities

- Garden

Location

Location: Engomi Region: **Nicosia**

Price: €535 000 + VAT

VAT for this property is **€44,329** or **€101,650**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€18 000.00 | Common expenses | None |
| | | Price per SQM | €2 730.00/m² | | |

Representative: 1st Class Homes

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|--|--------------|------------|--|
| Registration number | 690 | Email | info@1stclass-homes.com |
| License number | 367/E | Legal name | KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD |
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Price change history

€535 000 on Oct 1, 2025





