

## 3 Bedroom Apartment for Sale in Engomi, Nicosia District

Reference ID: #SA30721 Price details: €580,000 +VAT Building perfectly located in Nicosia's most prestigious destinations. Located in the heart of Engomi between the University of Nicosia and the European University. Project provides residents with ideal proximity to Nicosia City Centre, featuring the city's finest dining boutique shopping and elite entertainment. The first three floors of the four-storey residential project consist of two 2-bedroom apartments and one 1-bedroom apartment per floor. The last floor consists of two 3-bedroom penthouses with private roof gardens. Available for sale one 3-bedroom penthouse apartment on the 4th floor of the building. Covered area 180 sq.m. Roof ... ✖

### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>180</b>         |
| Covered Veranda        | <b>82</b>          |
| Total Number of Floors | <b>4</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Air Conditioning       | <b>No</b>          |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA30721</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Engomi Region: **Nicosia**  
 Coordinates: **35.166347234001 / 33.333038227347**

## Price: €580 000 + VAT

VAT for this property is **€42,533** or **€110,200**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 222.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€580 000 on Oct 19, 2023

