

## 4 Bedroom House for Sale in Engomi, Nicosia District

Reference ID: #20556 Price details: €1,150,000 This asset is a four-bedroom house in Egkomi, Nicosia. The asset has an area of 345sqm. The ground floor consists of a living room, a dining room, an office, a guest toilet, a kitchen and sitting area. The second floor consists of four en-suite bedrooms (one of them with walking closet and hot tub), a small kitchen and laundry room. There is also a basement of 149sqm accessible via both an internal and an external staircase. It consists of an office, gym area, a cellar, two storage rooms, a bathroom, sauna with changing room and a laundry room. The house has double glazed windows, a swimming pool, a fireplace, and VRV type air condition, underfloor...

### Property Info

Covered Area	<b>345</b>
Covered Veranda	<b>149</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>607</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>20556</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Engomi

Coordinates: **35.159498317896 / 33.308813223824**

Region: **Nicosia**

## Price: €1 150 000 + VAT

VAT for this property is **€148,500** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/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

€1 150 000 on Oct 19, 2023





