

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

- 3 Bedrooms
- 3 W/C
- Internal Area 192 m2
- Covered Veranda 14 m2
- Uncovered Veranda 45 m2
- Plot Area 246m2
- Covered Parking
- Laundry room
- Separate kitchen
- Quiet area
- BBQ area



| Property Info    | Plot / Area Info            | Additional info  |
|------------------|-----------------------------|------------------|
| Covered Area     | <b>192</b>                  | Reference Number |
| Heating          | <b>Central Heating, Yes</b> | Property type    |
| Air Conditioning | <b>All rooms, Yes</b>       | Condition        |
|                  | Plot area                   | Bathrooms        |
|                  | Parking                     |                  |
|                  | <b>246</b>                  | <b>15049</b>     |
|                  | <b>Covered, Yes</b>         | <b>House</b>     |
|                  |                             | <b>Pre-Owned</b> |
|                  |                             | <b>3</b>         |

| Amenities  | Location   |                        |
|------------|--|------------------------|
| • BBQ zone | <b>Location:</b> Engomi<br>Coordinates: <b>35.145557434026 / 33.307199725533</b> | Region: <b>Nicosia</b> |

## Price: €310 000 + VAT

VAT for this property is **€24,994** or **€58,900**. 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<br>Price per SQM | <b>~€9 000.00</b><br><b>€1 615.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€330 000 on Nov 12, 2025

€310 000 on Jan 14, 2026





