

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

- 3 bedrooms
- 3 W/C
- Internal Area 115m<sup>2</sup>
- Covered Verandas 10.41m<sup>2</sup>
- Uncovered Verandas 14.22m<sup>2</sup>
- Roof Garden 50.60m<sup>2</sup>
- Covered Parking
- A/C
- Underfloor Heating
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **115**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **16070**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

- Elevator

**Location:** Engomi Region: **Nicosia**  
 Coordinates: **35.164541044143 / 33.334949139845**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€3 652.00/m<sup>2</sup></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>			

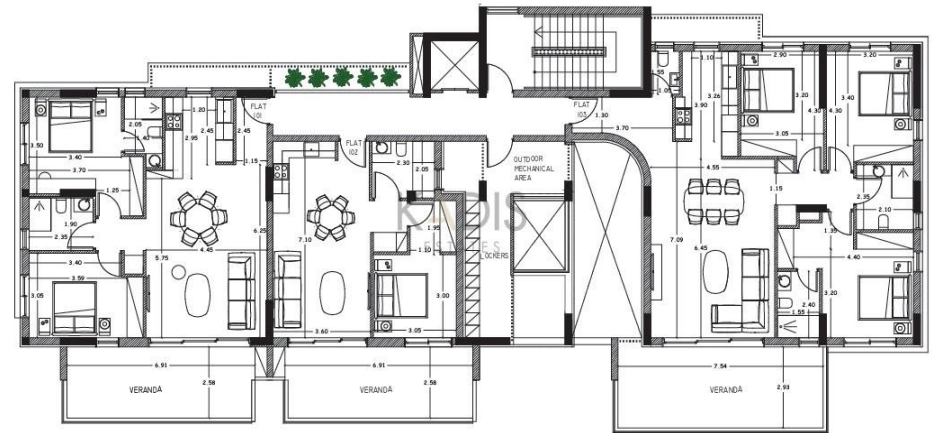
## Price change history

€420 000 on Jan 6, 2026

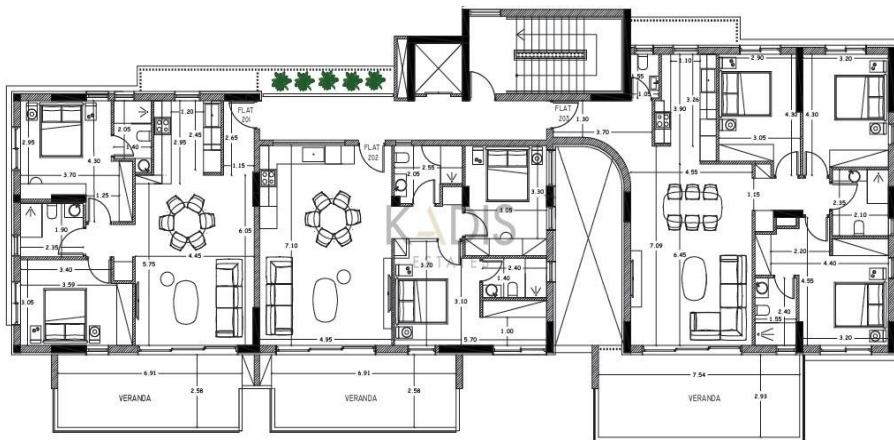




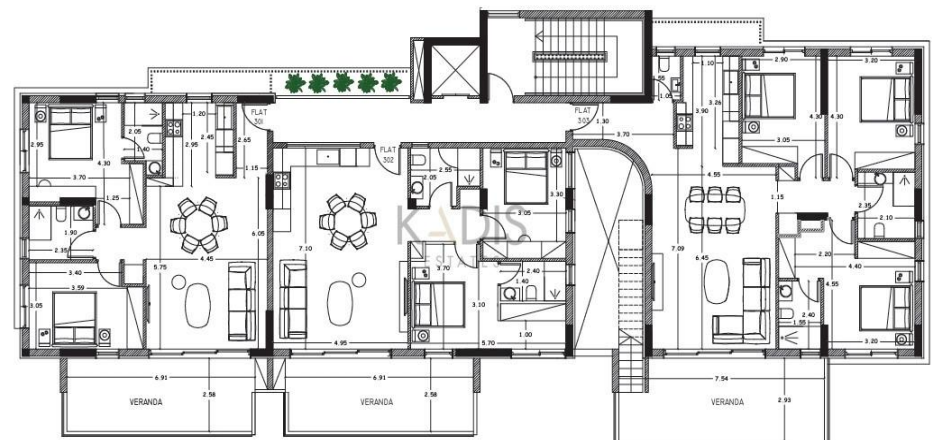
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN