

6+ Bedroom House for Sale in Engomi, Nicosia District

For sale a unique residence located in the most elite area of Nicosia. This stunning 11 bedroom villa has luxurious amenities and is surrounded by lush gardens, providing a sense of privacy. The villa has six large bedrooms, including five with private bathrooms, as well as five rooms for servants or guests with a shared bathroom, which provides enough space for both residents and staff and guests. The villa offers extensive living spaces both inside and outside, providing comfortable and spacious relaxation areas. In addition, there is a spacious playroom for children, an ideal place for entertaining toddlers. The exterior areas of the villa are extensive and include a swimming pool, a p...

Property Info

Covered Area	1700
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	169078
Property type	House
Condition	Brand New
Bathrooms	5+

Amenities

Location

Location: Engomi Region: **Nicosia**

Price: €12 000 000 + VAT

VAT for this property is **€2,131,765** or **€2,280,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€7 059.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€12 000 000 on Jan 21, 2026

