

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

Luxury 2-bedroom apartment for sale in the prestigious area of Engomi, Nicosia, there are 2 covered verandas, one of which is 20 m2. The apartment is in excellent condition. Fully furnished, equipped with high-quality household appliances, air conditioning in all rooms. High-quality finishing materials are used in the decoration of the apartment. The apartment has an intercom system with a camera on the main door and a private covered parking. The apartment is located in a very quiet and convenient location, 1 minute drive from the Alfa Mega Engomi supermarket, very close to the European University and the University of Nicosia, as well as to all convenient infrastructure.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>90</b>             |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>126884</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

**Location:** Engomi Region: **Nicosia**

**Price: €325 000 + VAT**

VAT for this property is **€16,250** or **€61,750**. 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>€3 611.00/m<sup>2</sup></b> |                 |             |

**Representative: DOM Real Estate**

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

**Price change history**

€325 000 on Jan 21, 2026

