

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

For sale 3-storey villa in the elite area of Nicosia, Engomi. On the ground floor there is an open plan kitchen with all electrical appliances, a spacious living room, a separate guest toilet room, a large study with a fireplace. On the first floor there are three bedrooms and two bathrooms. One of the bedrooms has a spacious wardrobe and a bathroom en suite. On the top floor there is an attic with access to the roof garden. The basement has been converted into separate single apartments for staff, where there is a kitchen and two bathrooms. From the ground floor there is an exit to the terrace and barbecue area. Also in this villa there is a place for a swimming pool. The whole house is eq...

### Property Info

Covered Area	<b>400</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>114888</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €1 200 000 + VAT

VAT for this property is **€165,000** or **€228,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 000.00/m²</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: +35796644888			

## Price change history

€1 200 000 on Jan 21, 2026

