

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

- 5 Bedrooms
- 3 W/C
- Internal Area 496m2
- Covered Verandas 30m2
- Uncovered Verandas 32m2
- Plot Area 1114m2
- Covered Parking
- Swimming Pool
- A/C
- Garden
- Barbeque Area



### Property Info

Covered Area **496**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1114**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **16712**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- BBQ zone

### Location

**Location:** Engomi  
Coordinates: **35.159238472837 / 33.323537192677**

Region: **Nicosia**

**Price: €700 000 + VAT**

VAT for this property is **€103,363** or **€133,000**. 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>~€24 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 411.00/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: +35722344842 |             |            |                          |

**Price change history**

€700 000 on Feb 6, 2026

