

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

A stylish apartment is offered for sale in the prestigious area of Engomi, Nicosia — an elegant three-bedroom residence located on the first floor with a cozy private garden. The project is situated in a peaceful residential neighborhood within close proximity to all essential amenities, ensuring convenience and a high standard of everyday living. The architectural concept reflects contemporary design, featuring a spacious living area, large covered verandas, and well-planned bedroom layouts that create a harmonious and functional living space, while the clean-lined façade enhances the building’s refined character. This is the last available apartment in the development, distinguished...

#### Property Info

Covered Area **156**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **203064**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €450 000 + VAT

VAT for this property is **€24,923** or **€85,500**. 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>€2 885.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€450 000 on Feb 14, 2026

