

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

Modern apartment for sale in Engomi, Nicosia. Comfortable and energy-efficient housing located in one of the most convenient and sought-after areas of the city, close to shops, offices, universities and transport infrastructure. The apartment has a well-thought-out layout, high-quality materials and modern design. The price of the apartment includes a photovoltaic panel and a underfloor heating system, providing a high level of energy efficiency and significant savings on utility costs. The interiors are made of modern and high-quality materials: ceramic tiles, laminate flooring, granite countertops, built-in wardrobes and melamine doors. The building has energy efficiency class A. The com...

#### Property Info

Covered Area **170**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **206249**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €601 000 + VAT

VAT for this property is **€39,949** or **€114,190**. 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>€3 535.00/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

€601 000 on Mar 3, 2026



