

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

Elevated Luxury Villa in Egkomi Set on a Hill with Panoramic City Views, Private Pool & Large Garden



### Key Features

- 4 spacious bedrooms
- 5 W/C
- Covered internal area: 509 m<sup>2</sup>
- Covered verandas: 125 m<sup>2</sup>
- Uncovered veranda: 56 m<sup>2</sup>
- Indoor Parking area: 102 m<sup>2</sup>
- Plot size: 1,052 m<sup>2</sup>
- Service room
- External staircase leading to the lower level and pool area

### Additional Features & Amenities

- Premium villa with panoramic city views
- Exceptional construction quality with high-end materials (iroko wood, solid teak parquet flooring, mosaic marble)
- Bright and spacious op...

### Property Info

Covered Area	<b>509</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1052</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17531</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

- Gym

### Location

**Location:** Engomi  
**Coordinates:** **35.151579679932 / 33.307720589689**

Region: **Nicosia**

## Price: €2 680 000 + VAT

VAT for this property is **€398,630** or **€509,200**. 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>~€103 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 265.00/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: <b>+35722344842</b>			

## Price change history

€2 680 000 on Mar 13, 2026

