

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

### Property Overview



Discover a unique opportunity to own a luxurious 3-bedroom apartment in the prestigious Engomi district of Nicosia. This pre-owned residence, built in 2019, spans a generous 152 m<sup>2</sup> of internal living space, complemented by an additional 36 m<sup>2</sup> of covered and uncovered verandas. With its elegant design and modern comforts, this property is perfect for both families and professionals seeking a refined living environment.

### Key Features and Design

Step into a refined living area boasting exquisite white marble flooring and a cosy fireplace, perfect for relaxing evenings. The spacious layout seamlessly flows into a large covered veranda, offering brea...

Property Info		Plot / Area Info	Additional info	
Covered Area	<b>188</b>		Property type	<b>Apartment</b>
Covered Veranda	<b>18</b>		Condition	<b>Pre-Owned</b>
Uncovered Veranda	<b>18</b>		Construction Year	<b>2019</b>
Floor Number	<b>6</b>		Bathrooms	<b>2</b>
Total Number of Floors	<b>6</b>		View	<b>City view, Mountains view</b>
Furnishing	<b>Partially furnished</b>			
Floor Type	<b>Ceramic, Hardwood, Laminate, Marble</b>			
Energy Efficiency	<b>B</b>			
Heating	<b>Autonomous Heating, Central Heating, Radiators, Yes</b>			
Air Conditioning	<b>Yes</b>			

### Amenities

### Location

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Bike Parking
- Elevator
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Roof Garden
- Storage room

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.16646 / 33.34412**

## Price: €330 000 + VAT

VAT for this property is **€25,838** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 755.00/m<sup>2</sup></b>		

## Price change history

€330 000 on Apr 15, 2026











