

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

### Key Features



- 3 bedrooms
- 5 bathrooms/WC
- 372m<sup>2</sup> internal covered living area
- 38m<sup>2</sup> uncovered verandas
- 50m<sup>2</sup> covered parking area
- 206m<sup>2</sup> basement area
- 679m<sup>2</sup> plot size
- service/staff room
- Extra Room on the roof for privacy
- External staircase with access from the pool to garage area where is a shower
- Stunning panoramic city views
- High-spec construction with premium-quality materials and finishes
- Bright open-plan living and dining spaces with abundant natural light
- Elegant feature fireplace
- Private swimming pool with surrounding terrace
- ?...

### Property Info

Covered Area **372**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **679**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **19003**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Engomi  
 Coordinates: **35.160554958004 / 33.318957120592**

Region: **Nicosia**

## Price: €1 100 000 + VAT

VAT for this property is **€146,903** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 957.00/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>
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## Price change history

€1 100 000 on May 21, 2026







