

## 1200m<sup>2</sup> Building for Sale in Engomi, Nicosia District

The asset is a commercial mixed use building in Egkomi. It is near Griva Digeni Avenue and Hilton Nicosia hotel. The asset is built within a land area of 642 sq.m and has a total covered area of 1 732 sq.m. The building consists of a shop on the ground floor 300 sq.m a mezzanine 185 sq.m three office floors 300 sq.m each and a basement 470 sq.m with 18 parking spaces and storages. The whole building is rented with an attractive yield with floors 1 to 3 being rented by Government Services. Egkomi is an area that has recorded strong growth in recent years with the development of universities campuses hotels shopping mall casino supermarkets restaurants and cafes. Energy Performance Certific...

### Property Info

Covered Area	<b>1200</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>D</b>

### Plot / Area Info

Plot area	<b>642</b>
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### Additional info

Reference Number	<b>VL19153</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>

### Amenities

### Location

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

## Price: €1 750 000 + VAT

VAT for this property is **€301,875** or **€332,500**. 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>€1 458.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€1 750 000 on Nov 4, 2023

