

## 595m<sup>2</sup> Building for Sale in Engomi, Nicosia District

The property concerns a mixed-use building, in Egkomi. It is located 5 minutes drive from the Mall of Egkomi and 2 minutes drive from Archangelos round-about, 350m from Lefkotheou Avenue.



The building abuts on Lykavitou Avenue, which is one of the main commercial streets in the area, with a total frontage of 20m.

Consists of a showroom with a mezzanine and basement on the ground floor, an office on the 1st floor and a flat on the 2nd floor. The basement has an area of 345sqm, the showroom has a total area of 250sqm and the mezzanine 110sqm. The office on the first floor has an internal area of 110 sqm.

The apartment on the second floor consists of an open plan...

### Property Info

Covered Area **595**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **549**

### Additional info

Reference Number **5730**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

### Location

**Location:** Engomi  
**Coordinates:** **35.145439896895 / 33.310312304565**

Region: **Nicosia**

## Price: €1 200 000 + VAT

VAT for this property is **€185,647** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 017.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€1 350 000 on Nov 9, 2023  
 €1 200 000 on Sep 25, 2024

























