

2847m² Building for Sale in Engomi, Nicosia District

This is a mixed use building in Engomi area near Cyprus International Exhibition on a busy commercial street in Engomi which provides easy access to other areas of Nicosia. The building comprises of a ground floor showroom of 516sqm with a 376sqm mezzanine three additional floors of 510sqm 364sqm and 429sqm and a basement of 652sqm. The shop has a large storefront and can accommodate many retail uses. The immediate area of the property is mainly developed with mixed use buildings with retail units on the ground floor and offices or apartments on the floors above. The asset falls within two planning zones Eß4 with building density coefficient of 140 coverage coefficient 50 in 4 floors and...

Property Info

Covered Area **2847**
Energy Efficiency **C**

Plot / Area Info

Plot area **1615**

Additional info

Reference Number **VL30741**
Property type **Building**
Condition **Brand New**

Amenities

Location

Location: Engomi Region: **Nicosia**

Price: €3 605 000 + VAT

VAT for this property is **€658,359** or **€684,950**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 266.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
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Price change history

€3 605 000 on Dec 14, 2023

