

## 563m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

This is a spacious shop on the ground floor in Engomi Nicosia near Cyprus International Exhibition in a busy commercial street in Engomi which provides easy access to other areas of Nicosia. It comprises of a ground floor showroom of 563sqm with a 253sqm mezzanine and a basement of 291sqm. The shop has a large storefront and can accommodate many retail uses. It also enjoys the use of 13 parking spaces in the basement and 6 uncovered parking spaces at ground level. 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 property is currently occupied.

### Property Info

Covered Area **563**  
Energy Efficiency **F**

### Plot / Area Info

### Additional info

Reference Number **VL30740**  
Property type **Other Commercial**  
Condition **Brand New**

### Amenities

### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€381,750** or **€475,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 440.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
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| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€2 500 000 on Dec 14, 2023

