

## 675m<sup>2</sup> Building for Sale in Engomi, Nicosia District

This three-story commercial building is located in Engomi and has a basement. The property covers 1361 sqm on a 675 sqm plot. It's fully rented out to Class A tenants, making it an excellent investment opportunity. The ground floor features a retail space with large windows, and the upper floors are versatile office spaces. The property has high-quality finishes, air conditioning, an elevator, and ample parking. It's located in a prime area with excellent access to major highways and amenities. ✖

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area

**675**

Reference Number  
Property type  
Condition

**1106**  
**Building**  
**Pre-Owned**

**Amenities**

**Location**

**Location:** Engomi  
**Coordinates:** **35.1538229 / 33.3169542**

Region: **Nicosia**

## Price: €2 250 000 + VAT

VAT for this property is **€357,500** or **€427,500**. 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>~€86 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€2 250 000 on Jan 18, 2024

