

## 272m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

This asset is a commercial space formerly used as a restaurant in Makedonitissa, Nicosia. X

The asset comprises of a 272sqm ground floor consisting of an open plan dining area, kitchen and storeroom and a 253sqm basement that consists of parking spaces, storeroom, toilets and staff locker room. In the basement, there is also a 54sqm auxiliary space. Access to the basement is via an internal staircase and an external ramp.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>272</b>	Plot area	<b>558</b>	Reference Number	<b>3908</b>
		Parking	<b>Covered, Yes</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Engomi <b>Region:</b> Nicosia <b>Coordinates:</b> <b>35.1510569 / 33.3121347</b>

## Price: €495 000 + VAT

VAT for this property is **€55,833** or **€94,050**. 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 Price per SQM	<b>~€16 400.00</b> <b>€1 820.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€495 000 on Feb 21, 2024

