

## 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.



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

**272**

Plot area  
Parking

**558**  
**Covered, Yes**

Reference Number  
Property type  
Condition

**3908**  
**Other Commercial**  
**Pre-Owned**

### Amenities

### Location

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.1510569 / 33.3121347**

## 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	<b>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 820.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€495 000 on Feb 21, 2024

