

## 1070m<sup>2</sup> Building for Sale in Engomi, Nicosia District

The perfect investment opportunity in Cyprus' rapidly growing real estate market. The building, built in 2008, is a gorgeous glass-faced design perfect for a variety of businesses. Enjoy beautiful views and luxurious showrooms. The high-traffic road, brings customers naturally to your doorstep, located in Cyprus' largest city of Nicosia.

Two minutes away from the International State Fair. Close to colleges and universities. Beautiful views of the Pentathaktilos mountains and surrounding areas. Close to all amenities and restaurants.-4 floor building, including a 2 bedroom luxury apartment- finished basement with two electric garage doors-elevator 2 x 3m and capac...

### Property Info

Covered Area	<b>1070</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>586</b>
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### Additional info

Reference Number	<b>21578</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

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

## Price: €1 500 000 + VAT

VAT for this property is **€255,561** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 402.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 500 000 on May 22, 2024







