

## 2847m<sup>2</sup> Building for Sale in Engomi, Nicosia District

A mixed use building in Engomi, Nicosia. It comprises of a ground floor showroom of 516sqm with a 376sqm mezzanine, three additional floors of 510sqm, 364sqm and 429sqm and a basement of 652sqm.

The shop has a large storefront and can accommodate many retail uses. 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.

This Avenue is a busy commercial street in Engomi which provides easy access to other areas of Nicosia.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**2847**

Plot area

**1615**

Reference Number

**33683**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1991-2000**

### Amenities

- Storage room

### Location

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

## Price: €3 605 000 + VAT

VAT for this property is **€658,359** or **€684,950**. 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>~€140 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 266.00/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

€3 605 000 on May 23, 2024

