

## 467m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

Mixed-Use Building in Egkomi area, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center.



Building in Egkomi area, Nicosia. Consists of a showroom with a mezzanine and basement on the ground floor, an office on the 1st floor and a flat on the 2nd floor.

The basement has an area of 345sqm, the showroom has a total area of 250sqm and the mezzanine 110sqm. The office on the first floor has an internal area of 110 sqm. The apartment on the second floor consists of an open plan area with a kitchen,...

| Property Info |                                     | Plot / Area Info |                 | Additional info  |                  |
|---------------|-------------------------------------|------------------|-----------------|------------------|------------------|
|               |                                     |                  |                 | Reference Number | 43507            |
| Covered Area  | 467                                 | Plot area        | 549             | Property type    | Other Commercial |
| Furnishing    | Unfurnished                         |                  |                 | Condition        | Pre-Owned        |
|               |                                     |                  |                 | Bathrooms        | 1                |
|               |                                     |                  |                 |                  |                  |
| Amenities     | Location                            |                  |                 |                  |                  |
|               | Location: Engomi                    |                  | Region: Nicosia |                  |                  |
|               | Coordinates: 35.143811 / 33.3106954 |                  |                 |                  |                  |

## Price: €1 200 000 + VAT

VAT for this property is **€174,039** or **€228,000**. 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>~€44 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 570.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€1 350 000 on Aug 9, 2024

€1 200 000 on Nov 2, 2024





