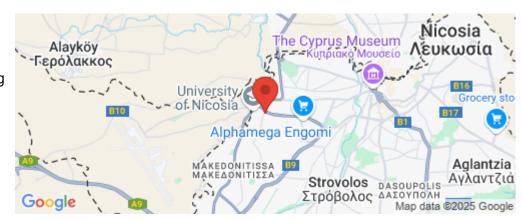


## 360m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

The property refers to the shop (no.1) located on 2nd floor of a two-storey building.

The asset was used in the past as live music stage and comprises of an open space with two bars ( 360 sq.m), mezzanine ( 153 sq.m) and dressing rooms with toilets.

Furthermore the property offers a storage room of 20 sq.m (no.3) situated on the second floor and 109 sq.m of uncovered veranda.



The asset is located approx. 550m from the motorway and 200m north of "Mall of Egkomi".

The property falls within Zone E $\beta$ 4, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction.

Property is occupied.

Property Info		Plot / Area Info	Additional info	
Covered Area	360		Reference Number	23294
Covered Veranda	<b>153</b>		Property type	Other Commercial
Uncovered Veranda	109		Condition	Pre-Owned

Amenities Location

Location: Engomi Region: Nicosia

Coordinates: **35.164915** / **33.318655** 



Price: €490 000 + VAT

VAT for this property is **€64,517** or **€93,100**. 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 Excluded

Title transfer fee ~€16 200.00

Price per SQM €1 361.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

Phone: **+35770003020**, **+35725346402** 

## **Price change history**

€568 000 on Aug 20, 2024 €490 000 on Sep 19, 2024



