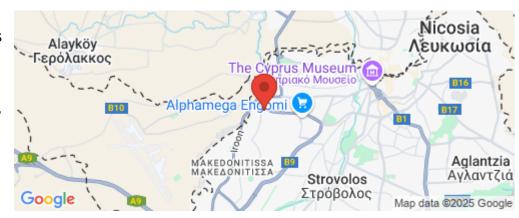


## 360m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

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. 550 m from the motorway and 200 m north of "Mall of Egkomi". The property falls within Zone Eβ4, with a building coefficient of 140 m, coverage of 50 m, and permission for 4 floors (17 m) of construction. Energy Category: D Property is occupied.



Property Info	Plot /	Area	Info
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Covered Area **360**Covered Veranda **153**Uncovered Veranda **109** 

Amenities Location

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

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

## **Additional info**

Reference Number 23294

Property type **Other Commercial** 

Condition **Pre-Owned** 



Price: €605 000 + VAT

VAT for this property is €79,658 or €114,950. 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 Excluded

Title transfer fee ~€20 800.00

Price per SQM €1 681.00/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 €605 000 on Apr 16, 2025



