

## 513m<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 Εβ4, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction. Energy Category: D Property is occupied.



### Property Info

Covered Area	<b>513</b>
Covered Veranda	<b>153</b>
Uncovered Veranda	<b>109</b>

### Plot / Area Info

Plot area	<b>1162</b>
-----------	-------------

### Additional info

Reference Number	<b>23294</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Engomi      Region: **Nicosia**  
**Coordinates:** **35.164915 / 33.318655**

## Price: €605 000 + VAT

VAT for this property is **€90,184** 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	<b>Excluded</b>	Title transfer fee	<b>~€20 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 179.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€568 000 on Aug 20, 2024

€490 000 on Sep 19, 2024

€605 000 on Apr 16, 2025



