

272m² Commercial for Sale in Engomi, Nicosia District

Commercial Shop in Makedonitissa, Engkomi, Nicosia. The property is located in the center of Nicosia, with all amenities to be sited near. It is 5 minutes' drive to Cyprus Expo and to Makarios Stadium.



The shop was built in 1979 and it was partially renovated in 2001. The property has a total are of 523 sq.m, comprising a 272sq.m. ground floor and a 253sq.m. of basement. The asset also has 30sq.m. of covered veranda and 55sq.m. of mezzanine area.

The immediate area of the asset comprises of residential developments and numerous commercial developments. The asset falls within residential planning zone Kα5 with building density coefficient of 100%, coverage coefficient o...

Property Info		Plot / Area Info		Additional info	
Covered Area	272	Plot area	558	Reference Number	50502
				Property type	Other Commercial
				Condition	Pre-Owned
				Bathrooms	1

Amenities

Location

Location: Engomi

Region: **Nicosia**

Coordinates: **35.154391271041 / 33.315863029082**

Price: €440 000 + VAT

VAT for this property is **€49,629** or **€83,600**. 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	~€14 200.00	Common expenses	None
		Price per SQM	€1 618.00/m²		

Representative: Kalogirou Real Estate

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Price change history

€440 000 on Feb 15, 2025

