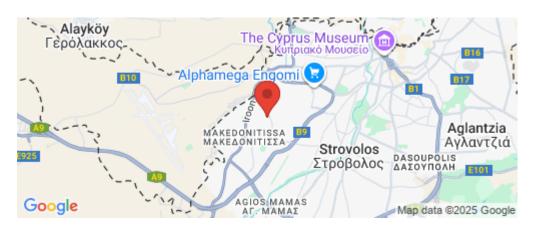


## 272m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

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  $K\alpha 5$  with building density coefficient of 100%, coverage coefficient o...

Property Info		Plot / Area Info		Additional info		
Covered Area	272	Plot area		Reference Number	50502	
			558	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	~€14 200.0 <b>0</b>	Common expenses	Nama
		Price per SOM	€1 618.00/m <sup>2</sup>		None

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€440 000 on Feb 15, 2025







