


## 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 Kα5 with building density coefficient of 100%, coverage coefficient o...

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

Amenities	Location
	<b>Location:</b> Engomi <span style="float: right;">Region: <b>Nicosia</b></span>
	Coordinates: <b>35.154391271041 / 33.315863029082</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 618.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€440 000 on Feb 15, 2025

