

## 467m<sup>2</sup> Building for Sale in Engomi, Nicosia District

Mixed-Use Building with Showroom, Office & 3-Bedroom Apartment in Egkomi, Nicosia

This versatile mixed-use building is located in the highly desirable area of Egkomi, just 5 minutes from the Mall of Egkomi and only 2 minutes from the Archangelos roundabout, with easy access to Lefkotheou Avenue. Positioned on Lykavitou Avenue, one of the area's main commercial streets, the property enjoys excellent visibility and a 20-meter road frontage, making it ideal for business and investment purposes.

Set on a 549 sqm plot, the building is thoughtfully arranged across multiple levels, combining commercial and residential use in one well-structured property.

The ground floor ...

### Property Info

Covered Area **467**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **549**  
Parking **Covered, Yes**

### Additional info

Reference Number **235754**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **3**

### Amenities

- Parking

### Location

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

## Price: €1 000 000 + VAT

VAT for this property is **€145,032** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 141.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€580 000 on Mar 11, 2025

€1 000 000 on Apr 27, 2026

