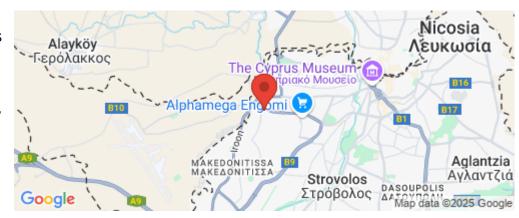


513m² Commercial for Sale in Engomi, Nicosia District

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. 550 m from the motorway and 200 m north of "Mall of Egkomi". The property falls within Zone Eβ4, with a building coefficient of 140 m, coverage of 50 m, and permission for 4 floors (17 m) of construction. Energy Category: D Property is occupied.



Property Info		Plot / Area Info	•	Additional info	
Covered Area	513	Plot area	1162	Reference Number	16176
				Property type	Other Commercial

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 Excluded

Title transfer fee ~€20 800.00

Price per SQM €1 179.00/m²

Common expenses None

Representative: Purple International Real Estate

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058**

Price change history

€605 000 on May 28, 2025









