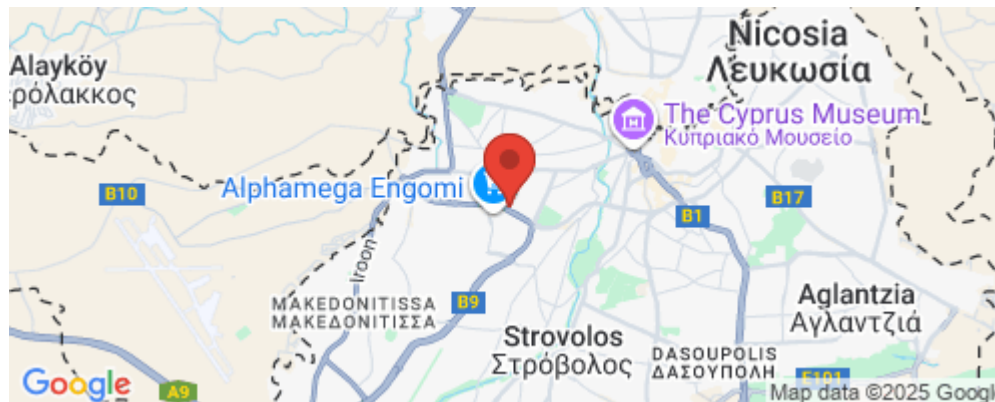


## 8300m<sup>2</sup> Building for Sale in Engomi, Nicosia District

Reference ID: #SA30761 Price details: €18,000,000 The property is located within the municipal limits of Engomi, province of Nicosia. The parcel that the property is constructed within has a total area of 6160 m<sup>2</sup>. Comprises of a large commercial building with retail outlets on the ground floor and office areas on the first and second floors. The building was completed 23 years ago and has a trapezoid shape as has the parcel of land on which it has been constructed. The eastern area of the ground floor, along with the 1st and 2nd floors, were recently renovated up to a high standard of quality. Along its ground southern and western part, the building is currently divided into 7 retail...



### Property Info

Covered Area	<b>8300</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>6160</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA30761</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Engomi

Coordinates: **35.163594513626 / 33.334574344833**

Region: **Nicosia**

## Price: €18 000 000 + VAT

VAT for this property is **€3,374,458** or **€3,420,000**. 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>~€716 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 169.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€18 000 000 on Oct 19, 2023



