

## 2847m<sup>2</sup> Building for Sale in Engomi, Nicosia District

Reference ID: #SA27099 Price details: €3,605,000 This asset is a mixed use building in Engomi, Nicosia. The asset comprises of a ground floor showroom of 516sqm with a 376sqm mezzanine, three additional floors of 510sqm, 364sqm and 429sqm and a basement of 652sqm. The shop has a large storefront and can accommodate many retail uses. The immediate area of the property is mainly developed with mixed use buildings, with retail units on the ground floor and offices or apartments on the floors above. The asset falls within two planning zones:- Eβ4 with building density coefficient of 140%, coverage coefficient 50%, in 4 floors and a maximum height of 17/14,3m.- and Kα5 with building density c...

### Property Info

Covered Area	<b>2847</b>
Covered Veranda	<b>376</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>1615</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA27099</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Engomi

Coordinates: **35.158687413787 / 33.311381152298**

Region: **Nicosia**

## Price: €3 605 000 + VAT

VAT for this property is **€658,359** or **€684,950**. 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	<b>Excluded</b>	Title transfer fee	<b>~€140 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 266.00/m<sup>2</sup></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>
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## Price change history

€3 605 000 on Oct 19, 2023

