

## 2230m<sup>2</sup> Commercial for Sale in Agios Epifanios Oreinis, Nicosia District

- Internal Area 2230m<sup>2</sup>
- Plot 1200m<sup>2</sup>
- Prime Area
- Near Amenities
- Easy Access to Highway



A rare opportunity to acquire a historic and fully licensed hospitality venue of exceptional scale and potential, ideally located in Agios Epifanios (Nicosia), directly on the main road, with excellent accessibility and just 20 km from the center of Nicosia.

The property offers substantial capacity and versatility, with the ability to accommodate:

up to 300 guests in its interior areas, and

up to 700 guests in total, including outdoor spaces,

making it ideal for weddings, receptions, social and corporate events, high-volume dinin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>2230</b>			Reference Number	<b>16593</b>
Air Conditioning	<b>All rooms, Yes</b>	Plot area	<b>1200</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
				View	<b>Mountains view</b>

Amenities	Location	Region
	<b>Location:</b> Agios Epifanios Oreinis <b>Coordinates:</b> 34.996668948757 / 33.121114822297	<b>Nicosia</b>

## Price: €550 000 + VAT

VAT for this property is **€99,321** or **€104,500**. 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 Price per SQM	<b>~€18 600.00</b> <b>€247.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€550 000 on Jan 31, 2026



