

## 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

Covered Area **2230**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1200**

### Additional info

Reference Number  
Property type  
Condition  
View

**16593**  
**Other Commercial**  
**Pre-Owned**  
**Mountains view**

### Amenities

### Location

**Location:** Agios Epifanios Oreinis

Region: **Nicosia**

Coordinates: **34.996668948757 / 33.121114822297**

## 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	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€247.00/m²</b>		

## 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>
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## Price change history

€550 000 on Jan 31, 2026





