

## 595m<sup>2</sup> Commercial for Sale in Engomi, Nicosia District

- Showroom
- Offices
- Apartment
- Covered Areas 595m<sup>2</sup>
- Basement 345m<sup>2</sup>
- Mezzanine 110m<sup>2</sup>
- Covered Verandas 30m<sup>2</sup>
- Uncovered Verandas 46m<sup>2</sup>
- Plot Area 549m<sup>2</sup>



Consists of a showroom with a mezzanine and basement on the ground floor, an office on the 1st floor and a flat on the 2nd floor.

The basement has an area of 345m<sup>2</sup>, the showroom has a total area of 250m<sup>2</sup> and the mezzanine 110m<sup>2</sup>.  
The office on the first floor has an internal area of 110m<sup>2</sup>.

The apartment on the second floor consists of an open plan area with a kitchen, living room and dining room, 3 bedrooms one of the en-suite and a separate bathroom.<...>

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>595</b>	Plot area	<b>549</b>	Reference Number	<b>16716</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Engomi

Region: **Nicosia**

Coordinates: **35.164995252599 / 33.337050216807**

## Price: €1 000 000 + VAT

VAT for this property is **€154,706** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 681.00/m<sup>2</sup></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>
Phone: <b>+35722344842</b>			

## Price change history

€1 000 000 on Feb 6, 2026







