

Commercial Building in Egkomi, Nicosia in Egkomi, Nicosia

Egkomi, Nicosia Commercial Building

Price

€1,875,000

* Subject to VAT



Description

The property is a four-storey mixed-use building with a basement and mezzanine, located in the high-demand area of Engomi, Nicosia. The building consists of a ground floor retail shop of approximately 340 sq.m. and a mezzanine level of approximately 148 sq.m. Floors one to three each offer office spaces of approximately 310 sq.m., providing flexible commercial accommodation. The basement extends to approximately 500 sq.m., offering ample parking spaces and auxiliary/storage areas. Engomi is a consistently sought-after district due to its proximity to universities, embassies, and major corporate offices, ensuring strong long-term demand for both commercial and residential properties. Regarding occupancy, the ground floor and mezzanine are currently occupied, noting that there are ongoing legal actions concerning these units. The upper floors (1–3) are vacant and available for immediate use or leasing. The property is held within a Special Purpose Vehicle (SPV), and the acquisition of the company shares results in no Transfer Fees and no VAT being applicable to the transaction, enhancing its overall investment attractiveness.

MAIN FEATURES:

Internal area
1,918m^2

Bathrooms
N/Z

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
16

Furnished
Yes

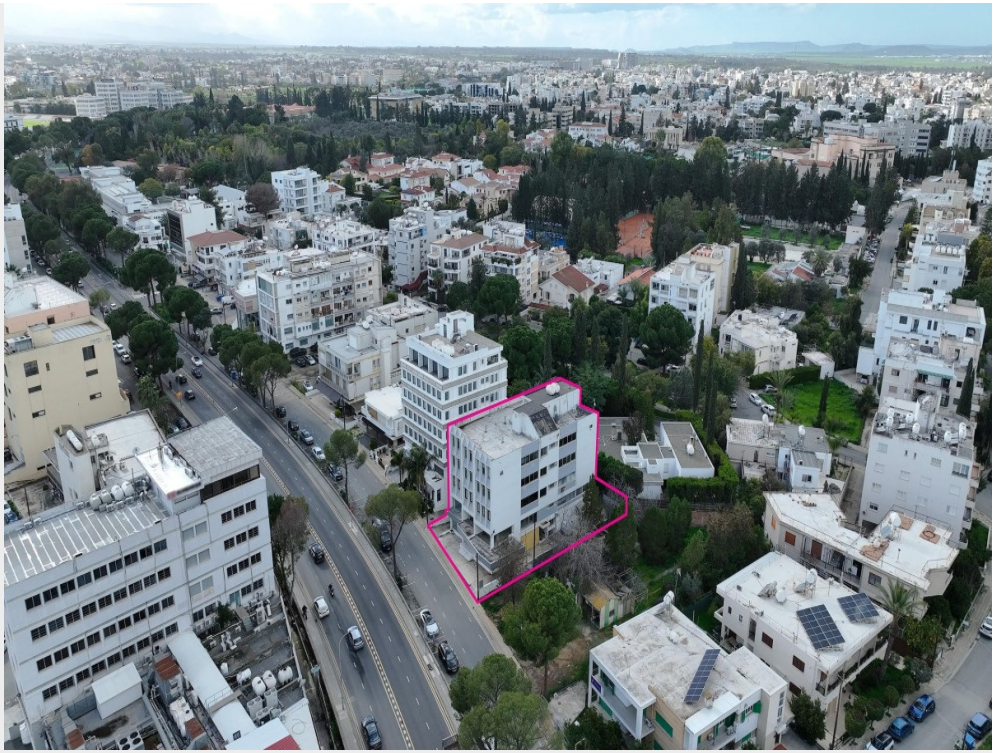
Energy Class
Under Issuance



Property Details

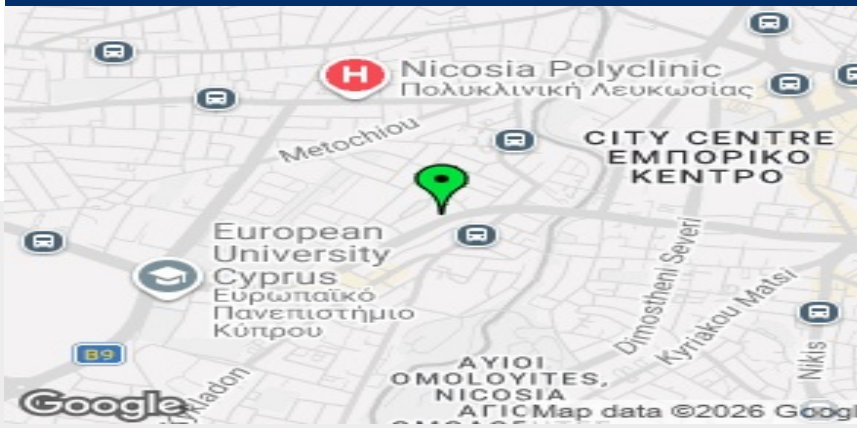
○ Air Conditioning	○ Fireplace	○ Guestroom	○ Storage room	○ Solar Heater
○ Alarm System	○ Barbeque Area	✓ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	○ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden	○ Barbeque Area	○ Spa	✓ Near Public Park
✓ City View	○ Countryside	○ Raised Floor		





Unlock Your Investment Potential

Location:





Get In Touch

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