

## 112m<sup>2</sup> Commercial for Sale in Nicosia District

Ground floor shop with mezzanine level and basement in a central location in Nicosia central location. The property is situated close to a plethora of amenities and services such as shops restaurants schools etc. In addition it enjoys excellent accessibility to Nicosia city center. The shop is located on the ground floor of two storey building and was formed from the unification of two adjacent shops. The shop consists of a display area and WC on the ground floor and a storage area on the basement. The shop has a large shopfront as well. The property is vacant and is suitable for own use or for rental with good return. CHARACTERISTICS Enclosed area 75m2 Mezzanine 37m2 Year built 1980 Titl...

### Property Info

Covered Area **112**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **VL20029**  
Property type **Other Commercial**  
Condition **Brand New**

### Amenities

### Location

Region: **Nicosia**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 563.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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Phone:			

## Price change history

€175 000 on Nov 3, 2023



