

## 289m<sup>2</sup> Commercial for Sale in Nicosia District

The building is centrally located in Nicosia, in the main avenue and within easy access to the highways.

The store is located on the ground floor with 284 m<sup>2</sup> of retail space and 105 m<sup>2</sup> hanging mezzanine. There are 5 dedicated parking spaces on the basement level.

Top floors are designed to host offices.

Delivery 18 months from commencement day.

### Property Info

### Plot / Area Info

Covered Area **289**

### Additional info

Reference Number	<b>18585</b>
Property type	<b>Other Commercial</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>

### Amenities

### Location

Region: **Nicosia**

**Price: €1 200 000 + VAT**

VAT for this property is **€140,803** or **€228,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 152.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€1 200 000 on May 22, 2024



