

## 490m<sup>2</sup> Commercial for Sale in Nicosia District

Ground floor shop with mezzanine level in a central location in Panagia Quarter, in Nicosia Municipality. 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 whole ground floor of the building and operates as a gym. The shop consists of open plan gym area on the ground floor and two separates stairs that leads to the mezzanine. The mezzanine consists of open plane space, kitchen, 4 toilets and showers. The ground floor area is of 409sqm.

The shop has a large shopfront as it is facing two roads.

It is important t...

### Property Info

Covered Area **490**  
 Heating **Yes**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **31753**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Construction Year **1990 and older**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €380 000 + VAT

VAT for this property is **€55,914** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€776.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€380 000 on May 23, 2024

