

## 586m<sup>2</sup> Building for Sale in Nicosia District

A retail shop and a mixed-use building in Faneromeni.

It consists of a ground floor shop with mezzanine and residential units on the upper floors. The building has a total covered area of 337sqm.

The ground floor has an area of 125sqm (part shop & part storage room), the mezzanine has an area of 60sqm, the apartment on the first floor has an area of 100sqm and the apartment on the second floor has an area of 52sqm. The shop refers to a ground floor retail unit with mezzanine.

Its total covered area is 249sqm. The ground floor and the mezzanine have an area of 88sqm each, while the basement has an area of 73sqm. The property offers close proximity to all amenities. ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**586**

Plot area

**987**

Reference Number

**46346**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**3**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €470 000 + VAT

VAT for this property is **€72,457** or **€89,300**. 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>~€15 400.00</b>           | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€802.00/m<sup>2</sup></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> |

Phone: **+35725310243, +35770000889**

## Price change history

€470 000 on May 23, 2024

