

## 365m<sup>2</sup> Commercial for Sale in Nicosia District

An ideal small size commercial unit with a large display frontage is well-located on the ground floor of a building in central Nicosia. The property is currently vacant and is split into two shops. It has a total ground floor surface of 225 sqm, a mezzanine of 114 sqm and a basement of 26 sqm featuring a service area, a toilet and kitchen.

This Street is one of the most important commercial roads of Nicosia with several important fashion brands as well as coffee shops and restaurants. This building is in an excellent condition.

### Property Info

### Plot / Area Info

Covered Area **365**

### Additional info

Reference Number **33844**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €825 000 + VAT

VAT for this property is **€109,284** or **€156,750**. 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>~€29 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 260.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€825 000 on May 23, 2024

