

525m² Commercial for Sale in Makedonitissa, Nicosia District

A commercial space formerly used as a restaurant in Makedonitissa, Nicosia.

It comprises of a 272sqm ground floor consisting of an open plan dining area, kitchen and storeroom and a 253sqm basement that consists of parking spaces, storeroom, toilets and staff locker room.

In the basement, there is also a 54sqm auxiliary space. Access to the basement is via an internal staircase and an external ramp.

The immediate area of the asset comprises of residential developments and numerous commercial developments.

Property Info

Covered Area **525**
Heating **Yes**
Air Conditioning **Yes**

Plot / Area Info

Additional info

Reference Number **29860**
Property type **Other Commercial**
Construction Year **1990 and older**

Amenities

- Storage room

Location

Location: Makedonitissa Region: **Nicosia**

Price: €440 000 + VAT

VAT for this property is **€66,000** or **€83,600**. 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.

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|------------|------------------|--------------------|--------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€14 200.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €838.00/m² | | |

Representative: 1st Class Homes

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|--|--------------|------------|--|
| 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

€610 000 on May 23, 2024
 €495 000 on Oct 4, 2024
 €440 000 on Jul 25, 2025

