

318m² Building for Sale in Nicosia District

A commercial building in Agios Savvas, within the walls of Nicosia.

It comprises of:-Three shops on the ground floor with a total area of 297sqm.-An office of 285sqm on the first floor.-An office of 248sqm on the second floor.-An incomplete third floor of 162sqm.Access to the floors is provided via a staircase, while there is also a commercial elevator connecting the ground floor with the second floor office.The immediate area of the property comprises of listed buildings of residential and commercial use and is considered to be the traditional commercial centre of Nicosia.It falls within commercial planning zone ΠΕΖ-Εντός, with building density coefficient of 180%, coverage...

Property Info

Plot / Area Info

Additional info

Covered Area

318

Plot area

992

Reference Number

34112

Property type

Building

Condition

Pre-Owned

Construction Year

1990 and older

Amenities

Location

- Storage room

Region: **Nicosia**

Price: €355 000 + VAT

VAT for this property is **€44,007** or **€67,450**. 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 | ~€10 800.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €1 116.00/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 |

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Price change history

€522 500 on May 23, 2024

€355 000 on Jul 25, 2025

