

## 855m<sup>2</sup> Building for Sale in Nicosia District

In the heart of Nicosias' center a unique commercial opportunity in the form a ground floor building, with mezzanine, basement and parking.

The bulding comprises of 8 shops in a row which house a range of business renting the spaces.

It has to be noted that under the provisions of the Local Plan of the Central Business District of Nicosia the said property is noted as ΠΕΖ (Commercial Development Zone ) with a bulding density 250% and 70% coverage.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**855**

Plot area

**3058**

Reference Number

**46694**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**5+**

### Amenities

### Location

Region: **Nicosia**

## Price: €2 950 000 + VAT

VAT for this property is **€488,044** or **€560,500**. 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>~€114 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 450.00/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

€2 950 000 on May 24, 2024

