

## 357m<sup>2</sup> Commercial for Sale in Nicosia District

A shop on the ground floor and an office on the first floor of a commercial building in Dasoupoli.

It is located on the main Avenue.

It consists of:- The ground floor shop of 215sqm comprising of an open plan space with auxiliary areas and mezzanine of 46sqm.- The first floor office of 96sqm comprising of an open plan space with reception area and hygiene facilities with separate entrance.- The basement of 150sqm comprising of an open plan storage space. Access to the basement is obtained both from the shop on the ground floor as well as the parking area.

### Property Info

### Plot / Area Info

Covered Area **357**

### Additional info

Reference Number	<b>17979</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

### Amenities

### Location

Region: **Nicosia**

## Price: €860 000 + VAT

VAT for this property is **€112,812** or **€163,400**. 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>~€31 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 409.00/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

€860 000 on May 24, 2024

