

6089m² Building for Sale in Nicosia District

A commercial center in within the walls Nicosia.
It comprises of:

A common area of c. 450sqm
Shop 1 of 185sqm and a 63sqm mezzanine
Shop 2 of 177sqm and a 23sqm mezzanine
Shop 3 of 312sqm and a 145sqm mezzanine
Shop 4 of 115sqm
Shop 5 of 75sqm and a 44sqm mezzanine
The three level underground parking with 154 parking spaces of c. 4,500sqm

The building also benefits from an unused building density 2.500sqm.

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 , one of the main commercial streets of Nicosia with nume...

Property Info

Plot / Area Info

Covered Area **6089**

Amenities

- Storage room

Location

Region: **Nicosia**

Additional info

Reference Number **20720**
Property type **Building**
Condition **Pre-Owned**
Construction Year **1991-2000**
Bathrooms **5+**

Price: €10 500 000 + VAT

VAT for this property is **€1,958,787** or **€1,995,000**. 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 | ~€416 600.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €1 724.00/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

€10 500 000 on May 24, 2024

