

1271m² Commercial for Sale in Nicosia District

It consists of two shops that have been unified in Trypiotis parish, Nicosia Municipality. It is situated on the ground floor of a multi-unit building which was constructed around 1972 and it consists of two blocks.

The total enclosed area for shop 1 is 488 sqm, covered verandas 28 sqm, uncovered verandas 4 sqm, and a basement of 710 sqm.

Shop 2 has an enclosed area of 25sqm. The wider area consists of commercial developments.

EPC Energy Class C

Property Info

Covered Area	1271
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area **607**

Additional info

Reference Number	46349
Property type	Other Commercial
Condition	Pre-Owned
Construction Year	1991-2000

Amenities

- Storage room

Location

Region: **Nicosia**

Price: €1 300 000 + VAT

VAT for this property is **€225,521** or **€247,000**. 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.

VAT	Excluded	Title transfer fee	~€48 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 023.00/m²		

Representative: 1st Class Homes

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

€1 800 000 on May 26, 2024

€1 300 000 on Oct 24, 2024

