

## 63m<sup>2</sup> Commercial for Sale in Nicosia - Agios Andreas

Situated in the heart of Agios Andreas quarter, Nicosia, this exceptional commercial property offers a unique opportunity for entrepreneurs and investors. Conveniently located close proximity to the American Embassy.

### Property Highlights:

- Ideal for various business ventures.
- Strategic location near the American Embassy.
- Corner ground floor shop with mezzanine for added space.
- Exclusive covered parking space for convenience.
- Well-maintained property with a modern touch.

### Property Features:

- Covered Area: 63m<sup>2</sup>.
- Ground Floor: 48m<sup>2</sup>.
- Mezzanine: 15m<sup>2</sup>.
- Excl...

#### Property Info

Covered Area

**63**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type

**90565**

**Other Commercial**

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia**

**Price: €150 000 + VAT**

VAT for this property is **€7,500** or **€28,500**. 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>~€2 900.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 381.00/m<sup>2</sup></b>		

**Representative: La Maison Estates**

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**Price change history**

€150 000 on Jun 13, 2024

