

## 115m<sup>2</sup> Commercial for Sale in Nicosia District

A vacant shop in Nicosia Old Town. The shop has a covered area of 115 sq.m. and a frontage of 20m.

The shop is part of a three-storey building consisting of three shops and three apartments.

The property has a prominent location in the historic centre of Nicosia surrounded by hotels, retail shops, restaurants, apartments, offices and amenities.

### Property Info

### Plot / Area Info

Covered Area **115**

### Amenities

- Storage room

### Additional info

Reference Number	<b>52354</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>

### Location

Region: **Nicosia**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 739.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€375 000 on Jun 19, 2024  
 €350 000 on Jul 30, 2025  
 €315 000 on Oct 1, 2025



