

## 500m<sup>2</sup> Commercial for Sale in Nicosia District

Mixed-Use Building for Sale in Palaichori, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center



Building for sale in Nicosia, Palaichori area. The building consists of a shop with open plan space area on the ground floor and a Two-storey house. The house was built around 1990 and it consists of 4 bedrooms and its level of construction and maintenance is satisfactory. The restaurant was built around 1993 and its level of construction and maintenance is satisfactory. The area of the house is 380 sqm, th...

### Property Info

Covered Area	<b>500</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>5844</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>41887</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
View	<b>Mountains view</b>

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **34.969598106187 / 33.128670810968**

**Price: €360 000 + VAT**

VAT for this property is **€53,280** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€720.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€380 000 on Aug 5, 2024

€360 000 on Dec 5, 2024

















