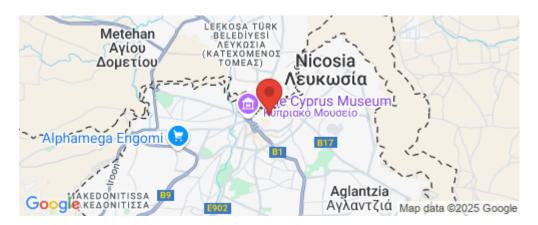


## 586m<sup>2</sup> Commercial for Sale in Nicosia District

Corner Mixed-Use Building & Shop in Faneromeni area, Nicosia. Threestorey building in the heart of Nicosia Municipality in Faneromeni Quarter, at a close distance of Panagia Faneromeni Church and Ledras and Onasagorou commercial streets are within 1-minute walking distance.



The property is located close to a plethora of amenities and services such as restaurants, cafes, shops etc. The area of the property is characterized by an increased demand for properties due to its commercial/picturesque orientation and accessibility.

The internal area of the whole building is 586 sq m.It consists of a ground floor shop with mezzanine and residential units on the upper floors. The...

Property Info		Plot / Area	Info	Additional info	
Covered Area	586			Reference Number	43737
Furnishing	Unfurnished	Plot area	987	Property type	Other Commercial
Air Conditioning	All rooms, Yes			Condition	<b>Pre-Owned</b>

Amenities Location

Region: **Nicosia** 

Coordinates: **35.172640078199** / **33.363172003036** 



Price: €470 000 + VAT

VAT for this property is €72,457 or €89,300. 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	~€ <b>15 400.00</b>	Common ovnences	Nama
		Price per SOM	€802.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€470 000 on Aug 9, 2024















