


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

Corner Mixed-Use Building & Shop in Faneromeni area, Nicosia. Three-storey 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

Covered Area **586**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **987**

### Additional info

Reference Number **43737**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### 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	<b>Excluded</b>	Title transfer fee	<b>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€802.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€470 000 on Aug 9, 2024

