

200m² Building for Sale in Nicosia District

Versatile Ground-Floor Retail & Office Mezzanine in the Heart of Panagia Quarter Position your business in one of Nicosia's most strategic locations with this spacious, full-floor commercial unit situated on Larnacos Avenue. Located just southeast of the Digeni Akriti-Larnacos junction, this highly visible property offers exceptional accessibility and a professional setting ideal for retail, showroom, or office use. Property Overview This two-level unit is part of a well-maintained mixed-use building and offers a functional layout designed to support a variety of business operations: • Ground Floor (200 sq.m.): Features a welcoming reception area and a large open-p... ✖

Property Info**Plot / Area Info****Additional info**

Covered Area

200

Reference Number

22450

Property type

Building

Condition

Pre-Owned**Amenities****Location**Region: **Nicosia**Coordinates: **35.1704493 / 33.3780582**

Price: €395 000 + VAT

VAT for this property is **€33,575** or **€75,050**. 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.

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|-----|-----------------|-------------------------------------|------------------------------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€12 400.00 €1 975.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|------------------------------------------------------|-----------------|-------------|

Representative: Kazo Real Estate

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|------------------------------------------|--------------|------------|-------------------------|
| Registration number | 694 | Email | info@kazo.com.cy |
| License number | 372/E | Legal name | N/A |
| Phone: +35770003020, +35725346402 | | | |

Price change history

€490 000 on Aug 29, 2024

€395 000 on Nov 28, 2024











