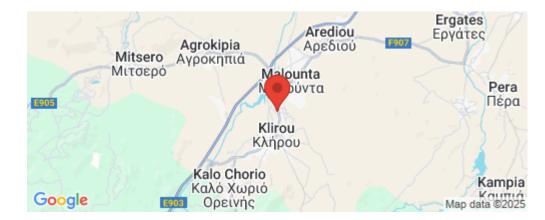


## 1131m<sup>2</sup> Building for Sale in Klirou, Nicosia District

The property is a mixed-use two storey building in Klirou. It is located at the entrance of the village, 750m from Panagia Evangelistria church and 250m from the local school.



The building comprises of 2 shops on the ground floor and 4 flats on the first floor, as well as a basement with parking and storage spaces. The basement has an area of 600sqm.

The two shops on the ground floor have a total internal area of 600sqm and a mezzanine of 232sqm. The western shop operates as a gym, while the eastern one is a construction materials shop. Both shops have access to a mezzanine area.

The first floor consists of four apartments, one 3 bedroom, one 2 bedroom and two 1 bed...

Property Info		Plot / Area Info		Additional info	
				Reference Number	7987
Covered Area	1131 G	Plot area	2087	Property type	Building
Energy Efficiency				Condition	<b>Pre-Owned</b>
				Construction Year	2001-2010

Amenities Location

Location: Klirou Region: Nicosia

Coordinates: **35.027867** / **33.178031** 



Price: €1 150 000 + VAT

VAT for this property is €197,147 or €218,500. 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 ~€42 600.00

Price per SQM €1 017.00/m²

Common expenses None

## Representative: GoGordian (Gordian Servicing)

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License number N/A Legal name GoGordian (Gordian Servicing)

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## **Price change history**

€1 150 000 on Sep 10, 2024



