

## 1041m<sup>2</sup> Commercial 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 basement with parking and storage spaces.

The two shops on the ground floor have a total internal area of 566sqm and a mezzanine of 227sqm. The western shop operates as a gym, while the eastern one is a construction materials shop. Both shops have access to the mezzanine area.

The first floor consists of four apartments, one 4 bedroom and three 1 bedroom. The apartments have a total internal area of...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**1041**

Plot area

**2087**

Reference Number

**23931**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Klirou

Region: **Nicosia**

Coordinates: **35.027867 / 33.178031**

## Price: €900 000 + VAT

VAT for this property is **€152,844** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€865.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€1 150 000 on Nov 21, 2024

€950 000 on Sep 18, 2025

€900 000 on Jan 27, 2026

