

## 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	
				Reference Number	23931
Covered Area	1041	Plot area	2087	Property type	Other Commercial
				Condition	Pre-Owned

Amenities Location

**Location:** Klirou Region: **Nicosia** 

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



Price: €950 000 + VAT

VAT for this property is €161,336 or €180,500. 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 ~€34 600.00

Price per SQM €913.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

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## **Price change history**

€1 150 000 on Nov 21, 2024 €950 000 on Sep 18, 2025



