

## 468m<sup>2</sup> Commercial for Sale in Nicosia District

Mixed Used Building for Sale in Lakatameia area, Nicosia. The properties are ideally located near a multitude of services and amenities, such as schools, banks, supermarkets, shops, etc. In addition, they have excellent access to the center of the Municipality. The location of the properties is considered excellent and has an increased demand for residential/commercial properties due to its attractiveness and accessibility.

Mixed Use Building for sale in Nicosia, Lakatameia area. The property boasts two blocks. The first block (southeastern) is incomplete, while the second block (northwestern) is completed and for sale are 5 apartments. The incomplete building consists of a 68...



### Property Info

Covered Area  
Furnishing  
Air Conditioning

**468**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**2565**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**49389**  
**Other Commercial**  
**Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.101761912816 / 33.300290875256**

## Price: €1 225 000 + VAT

VAT for this property is **€177,782** or **€232,750**. 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>~€45 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 618.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€1 225 000 on Nov 26, 2024



















