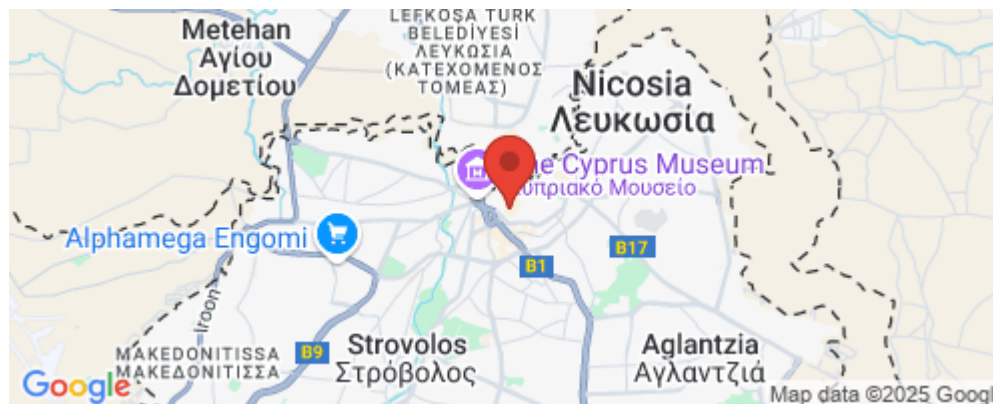


## 415m<sup>2</sup> Commercial for Sale in Nicosia District

- Covered Areas 415m<sup>2</sup>
- The ground floor comprises of a dining area and the kitchen with some auxiliary spaces
- The dining area also extends to the first floor, which is accessed via an internal staircase furthermore, there is a small kitchen served by a food elevator
- The basement consists of sanitary areas, as well as various warehouses



### Property Info

### Plot / Area Info

Covered Area **415**

### Additional info

Reference Number **9789**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.170439344532 / 33.361317301604**

## Price: €425 000 + VAT

VAT for this property is **€59,244** or **€80,750**. 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>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 024.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€425 000 on Jan 22, 2025

