

80m² Commercial for Sale in Nicosia - Kaimakli

Shop with a mezzanine in a commercial area in Kaimakli of Nicosia Municipality. The property is north of the Palouriotissa High School.



The surrounding area is mostly residential and commercial amenities and facilities are available within a short distance.

The shop is located on the ground floor of a building that was erected in 1979. It consists of a reception and customer service area, a kitchen, a toilet, and a staircase leading to the mezzanine which is used as a storage area.

It has an area of closed spaces of about 80 sq.m. and a mezzanine of 40 sq.m.

It has an independent Title Deed.

The shop is vacant and is suitable for both rental and private ...

Property Info

Covered Area	80
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Uncovered, Yes
---------	----------------

Additional info

Reference Number	58046
Property type	Other Commercial
Condition	Pre-Owned

Amenities

Location



**Location:** Nicosia - Kaimakli

**Region:** Nicosia

**Coordinates:** 35.18029335391 / 33.376483593732

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €75 000 + VAT

VAT for this property is **€3,750** or **€14,250**. 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>~€1 125.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€938.00/m²</b>		

## Representative: MPA Property

Registration number	<b>665</b>	Email	<b>sales@mpaproperty.com</b>
License number	<b>417/E</b>	Legal name	<b>MPA Property Promoters &amp; Consultants Ltd</b>
Phone: <b>+35722270717, +35796900717</b>			

## Price change history

€115 000 on Feb 12, 2025  
 €75 000 on Sep 3, 2025





