

## 184m<sup>2</sup> Commercial for Sale in Nicosia District

Elegant project is located in City Center, Nicosia.  
13-story building consists of shops and 11 apartments.  
Key Features

Italian kitchen, supplied by Cuccina & Cuccina  
Italian wardrobes, supplied by Cuccina & Cuccina  
Bathroom furniture, supplied by Cuccina & Cuccina  
Internal doors of Italian origin  
Countertops will be made of first-quality technogranit  
Underfloor heating  
Air conditioning VRV system  
Electric shutters in all bedrooms  
Alarm system  
Electrical installation control system with automation  
Fire protection system  
Decorative false ceiling with integrated lighting throughout the a...

### Property Info

Covered Area **184**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **56695**  
Property type **Other Commercial**  
Condition **Under Construction**  
Construction Year **2026**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €390 000 + VAT

VAT for this property is **€29,589** or **€74,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 120.00/m²</b>		

## Representative: 1st Class Homes

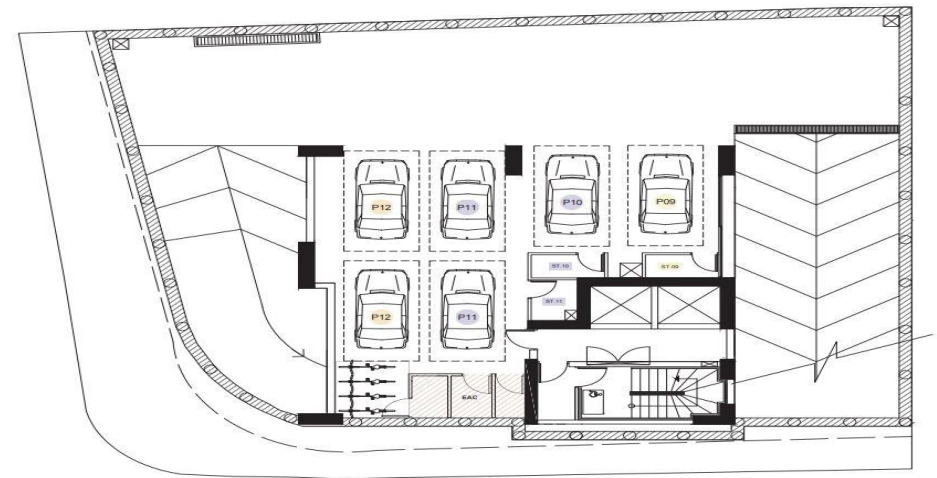
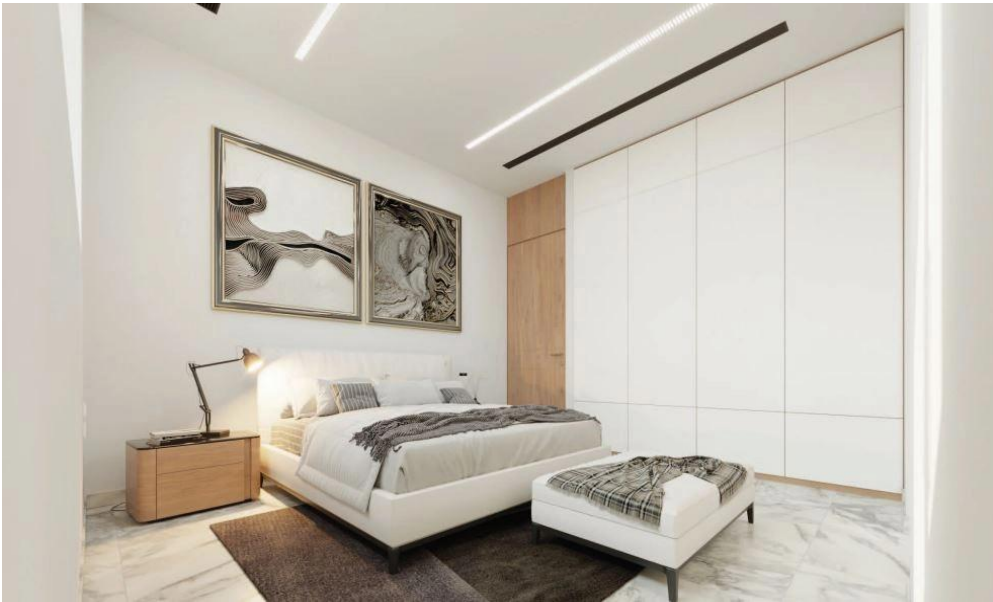
Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

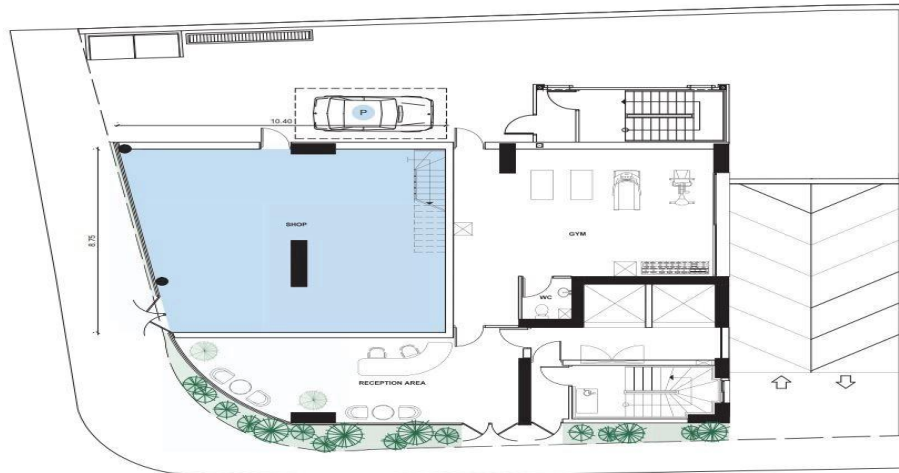
€390 000 on Feb 27, 2025



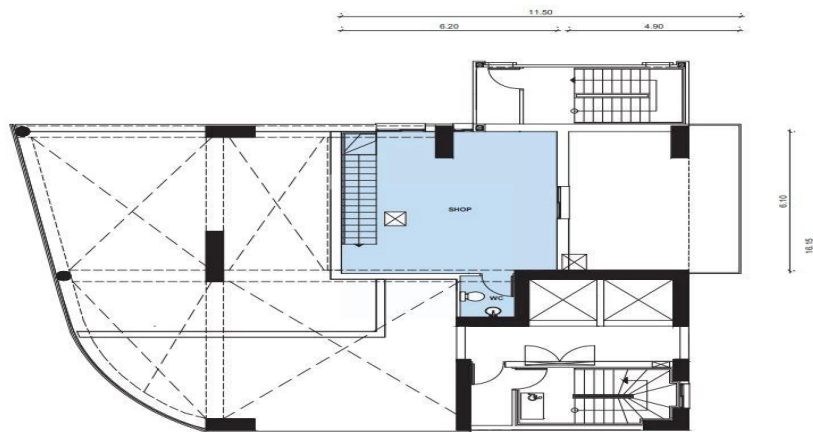




-1 BASEMENT PLAN  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100





