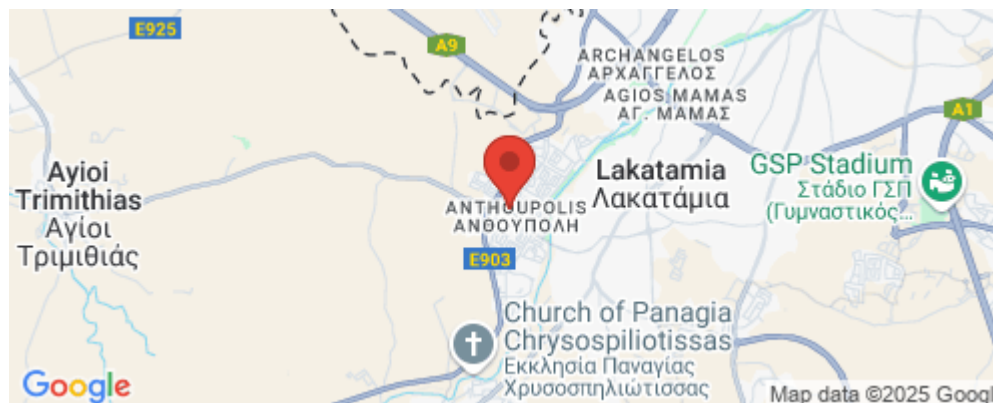


## 80m<sup>2</sup> Commercial for Sale in Lakatamia, Nicosia District

The property is a mixed-use building located within the Lakatamia municipality – Anthoupoli quarter, in Nicosia. The building was constructed in 2001 on a registered plot of 567 m<sup>2</sup>, which abuts on Agiou Georgiou avenue along its southwest boundary with a frontage of approx. 23 meters. The ground floor comprises three units, all occupied each with a mezzanine level. The two western units have been unified to form a coffee shop, while the eastern unit is a bakery. Access to the mezzanines is provided by internal staircases, featuring 2 toilets and a storage area. Additionally, there is a vacant apartment on mezzanine level, situated at the northern end of the building. This a...



### Property Info

### Plot / Area Info

Covered Area **80**

### Additional info

Reference Number **25452**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Lakatamia      Region: **Nicosia**  
**Coordinates:** **35.114742 / 33.288641**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 500.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€440 000 on Mar 29, 2025

