

17407

The property is a mixed-use two storey building in Klirou. It is located at the entrance of the village, 750m from Panagia Evangelistria church and 250m from the local school.



The building comprises of 2 shops on the ground floor and 4 flats on the first floor, as well as basement with parking and storage spaces.

The two shops on the ground floor have a total internal area of 566sqm and a mezzanine of 227sqm. The western shop operates as a gym, while the eastern one is a construction materials shop. Both shops have access to the mezzanine area.

The first floor consists of four apartments, one 4 bedroom and three 1 bedroom. The apartments have a total internal area of...

Property Info

Plot / Area Info

Additional info

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|--------------|------|-----------|------|------------------|------------------|
| Covered Area | 1041 | Plot area | 2087 | Reference Number | 17407 |
| | | | | Property type | Other Commercial |
| | | | | Condition | Pre-Owned |

Amenities

Location

Region: Nicosia
Coordinates: 35.027867 / 33.178031

Price: €950 000 + VAT

VAT for this property is **€161,336** or **€180,500**. 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.

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|-----|-----------------|--------------------|--------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€34 600.00 | Common expenses | None |
| | | Price per SQM | €913.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
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Price change history

€1 150 000 on May 22, 2025

€950 000 on Sep 17, 2025

