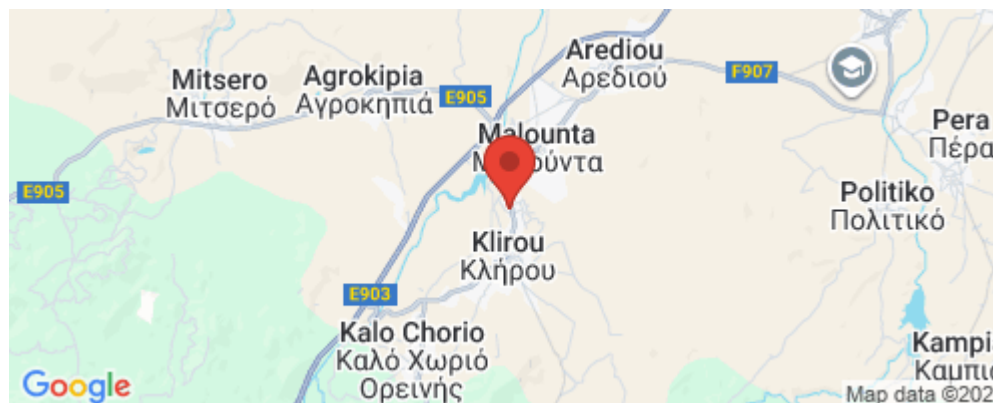


1131m² Commercial for Sale in Nicosia District

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 a basement with parking and storage spaces. The basement has an area of 600sqm.

The two shops on the ground floor have a total internal area of 600sqm and a mezzanine of 232sqm. The western shop operates as a gym, while the eastern one is a construction materials shop. Both shops have access to a mezzanine area.

The first floor consists of four apartments, one 3 bedroom, one 2 bedroom and two 1 bed...

Property Info		Plot / Area Info		Additional info	
Covered Area	1131	Plot area	2087	Reference Number	17407
				Property type	Other Commercial
				Condition	Pre-Owned

Amenities

Location

Region: **Nicosia**

Coordinates: **35.027867 / 33.178031**

Price: €1 150 000 + VAT

VAT for this property is **€197,147** or **€218,500**. 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.

VAT	Excluded	Title transfer fee	~€42 600.00	Common expenses	None
		Price per SQM	€1 017.00/m²		

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€1 150 000 on May 22, 2025

