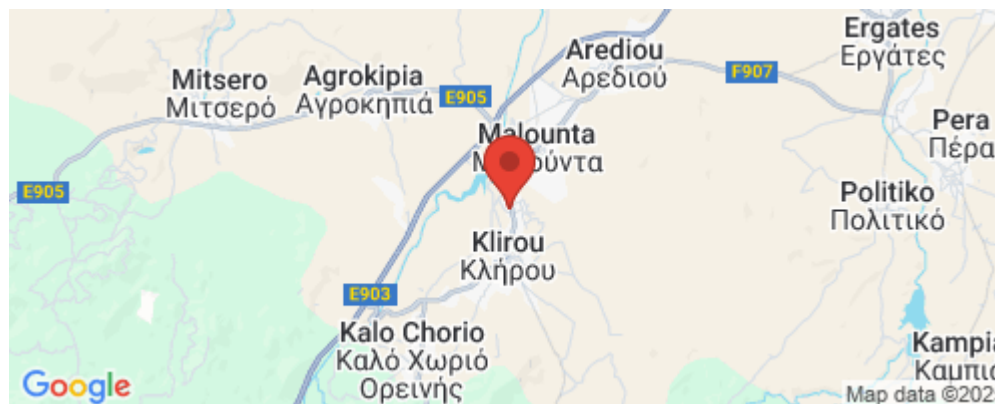


## 1131m<sup>2</sup> Commercial for Sale in Nicosia District

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	<b>1131</b>	Plot area	<b>2087</b>	Reference Number	<b>17407</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 017.00/m²</b>		

## Representative: Purple International Real Estate

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

## Price change history

€1 150 000 on May 22, 2025



