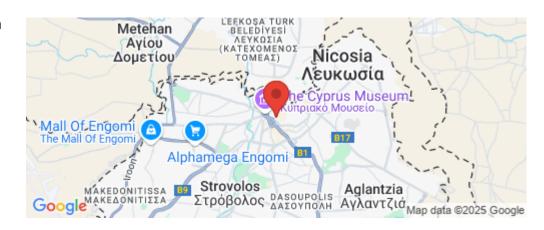


## 115m<sup>2</sup> Commercial for Sale in Nicosia

The property is a vacant shop (no. 1) in Nicosia Old Town. It is located on Kostaki Pantelide pedestrian street, a few steps away from the famous Eleftherias Square and Ledras street.



The shop has a covered area of 115sqm and a frontage of 20m.

The shop is part of a three-storey building consisting of three shops and three apartments.

The property has a prominent location in the historic centre of Nicosia surrounded by hotels, retail shops, restaurants, apartments, offices and amenities.

Property Info	Plot / Area Info	Additional info

Covered Area 115

Reference Number	16944
Property type	Other Commercial
Condition	<b>Pre-Owned</b>

Amenities Location

**Location:** Nicosia Region: **Nicosia** 

Coordinates: **35.170731080173** / **33.359744939571** 



Price: €350 000 + VAT

VAT for this property is €17,500 or €66,500. 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  $\sim$  10 600.00 Common expenses None Price per SQM  $\leq$  3 043.00/m<sup>2</sup>

## **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**

€350 000 on May 23, 2025













