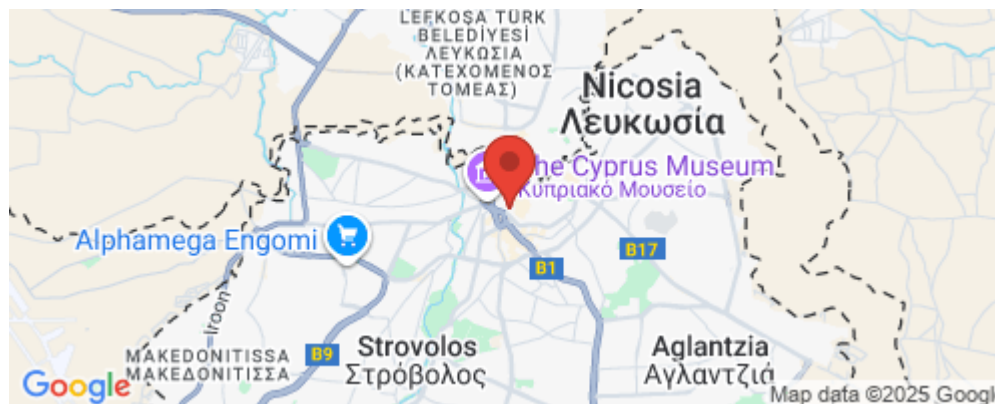


## 115m<sup>2</sup> Commercial for Sale in Nicosia

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

Covered Area **115**

### Additional info

Reference Number **16944**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### 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	<b>Excluded</b>	Title transfer fee	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 043.00/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>
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## Price change history

€350 000 on May 23, 2025



