

## 207m<sup>2</sup> Commercial for Sale in Lakatamia, Nicosia District

Shop with a mezzanine in Lakatameia, in Nicosia.

The property enjoys very good access to the motorway, the town center and the district of Nicosia. Furthermore, it is situated close to a plethora of amenities and services.

The shop consists of an open area which is separated with plasterboards, a WC and a kitchenette. The mezzanine consists of two offices with two different single rooms, a kitchen and a WC.

It is noted that the property has a distribution agreement and the share for sale (229/542 shares) corresponds to the shop with a mezzanine.

The area of the shop floor is 207 sq.m. and the mezzanine is 154 sq.m.

### Property Info

### Plot / Area Info

Covered Area **207**

### Additional info

Reference Number	<b>58240</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>

### Amenities

### Location

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

## Price: €395 000 + VAT

VAT for this property is **€34,978** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 908.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€395 000 on Jun 6, 2025

