


## 150m<sup>2</sup> Commercial for Sale in Nicosia District

The property is a 75% share of a two-storey mixed-use building in Deneia. It is located 1.5km from Kokkinotrimithia-Astromeriti highway and 120m from the village centre. 

The share corresponds to two shops on the ground floor and one flat on the first floor of the building.

- The shop no. 1 has an internal area of 50sqm and consists of a retail space, a kitchen and a restroom with a bathroom.
- The shop no. 2 has an internal area 40sqm and consists of a retail space, a kitchen and a restroom with a bathroom.
- The flat (door no. 101) has an internal area of 60sqm and 3sqm of covered verandas. It consists of a kitchen, living room, one bedro...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>150</b>	Plot area	<b>298</b>	Reference Number	<b>25434</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.167738032045 / 33.146797772294</b>

**Price: €175 000 + VAT**

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 167.00/m²</b>		

**Representative: Kazo Real Estate**

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**Price change history**

€175 000 on Jul 12, 2025











