

## 147m<sup>2</sup> Commercial for Sale in Nicosia District

Ένα κομψό 13όροφο κτίριο κατοικιών στην καρδιά της Λευκωσίας σχεδιασμένο για να προσφέρει έναν αναβαθμισμένο αστικό τρόπο ζωής. Το κτίριο διαθέτει δύο υπόγεια επίπεδα στάθμευσης εξασφαλίζοντας άφθονο χώρο και ασφάλεια για τους κατοίκους του. Στο ισόγειο μια ποικιλία παροχών όπως καταστήματα ένας φιλόξενος χώρος υποδοχής και ένα σύγχρονο γυμναστήριο συμβάλλουν στη συνολική ά?...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>147</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>13</b>  |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>VL49093</b>          |
| Property type    | <b>Other Commercial</b> |
| Bathrooms        | <b>2</b>                |

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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.

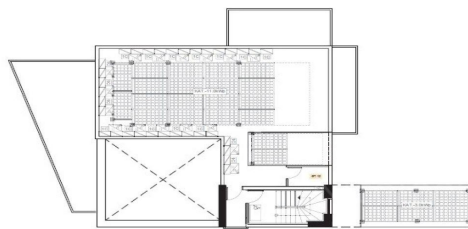
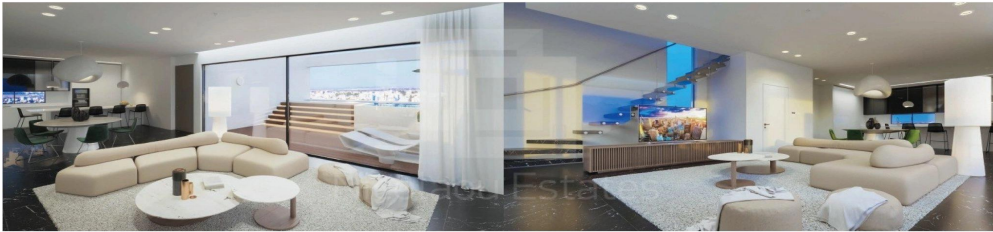
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€18 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 673.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

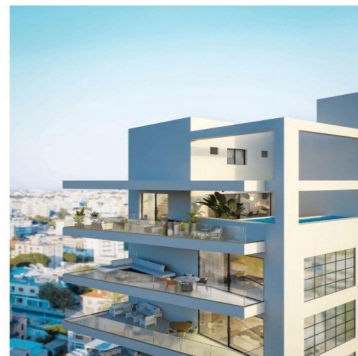
|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

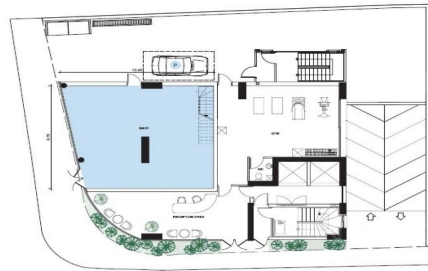
## Price change history

€540 000 on Jul 19, 2025

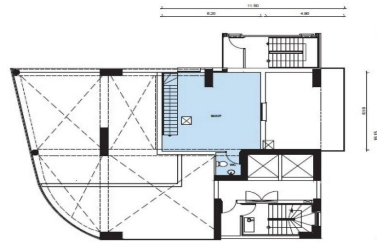


ROOF PLAN  
SCALE 1:100

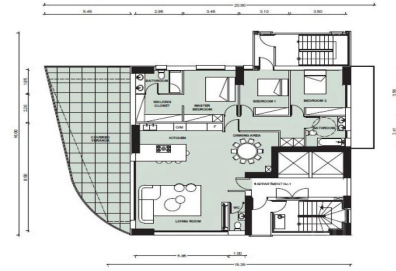




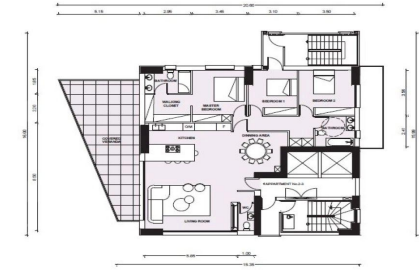
GROUND FLOOR PLAN  
SCALE 1:100



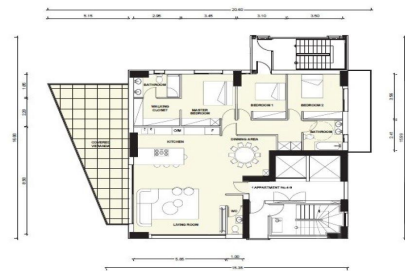
MIDDLE FLOOR PLAN  
SCALE 1:100



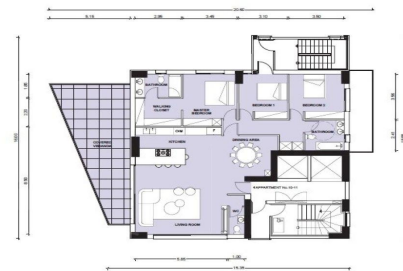
1st FLOOR PLAN  
SCALE 1:100



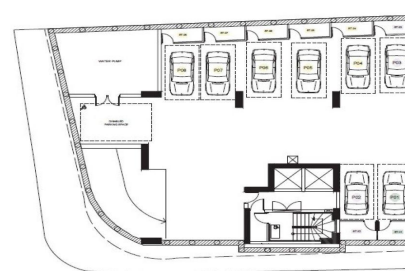
2nd-3rd FLOOR PLAN  
SCALE 1:100



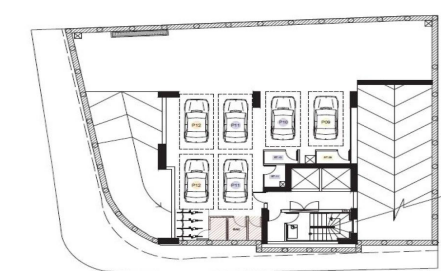
4th-9th FLOOR PLAN  
SCALE 1:100



10th-11th FLOOR PLAN  
SCALE 1:100



-2 BASEMENT PLAN  
SCALE 1:100



-1 BASEMENT PLAN  
SCALE 1:100