

## 261m<sup>2</sup> Commercial for Sale in Nicosia District

Shop on the ground floor of a mixed-use building, within Nicosia's old city walls. It has an area of 261 sq.m. The shop is currently occupied. The immediate area of the property is within the old city walls of Nicosia comprising of listed buildings of residential and commercial use and is the traditional commercial center of Nicosia.

### Property Info

### Plot / Area Info

Covered Area **261**

### Additional info

|                   |                         |
|-------------------|-------------------------|
| Reference Number  | <b>58944</b>            |
| Property type     | <b>Other Commercial</b> |
| Condition         | <b>Pre-Owned</b>        |
| Construction Year | <b>1990 and older</b>   |

### Amenities

### Location

Region: **Nicosia**

## Price: €330 000 + VAT

VAT for this property is **€36,148** or **€62,700**. 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>~€9 800.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 264.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€330 000 on Jul 26, 2025

