

## 238m<sup>2</sup> Building for Sale in Nicosia District

This bar is in old Nicosia. It consists of two residential buildings which were unified and converted into a bar. The ground floor consists of an entrance/reception area with dressing room, open plan bar/dining area, kitchen, storage room, male and female toilets and courtyards. The first floor is accessed both internal and external staircases and comprises of open plan office. The buildings were constructed in 1908 using traditional materials such as stone and adobe walls, have inclined roofs covered with shingles.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**238**

Plot area

**275**

Reference Number

**58941**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**2**

### Amenities

### Location

- Storage room

Region: **Nicosia**

## Price: €375 000 + VAT

VAT for this property is **€38,162** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 576.00/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

€375 000 on Jul 26, 2025

