

1433m² Building for Sale in Klirou, Nicosia District

Mixed-use two storey building in Klirou. The building comprises of 2 shops on the ground floor and 4 flats on the first floor, as well as a basement with parking and storage spaces. The basement has an area of 600 sq.m. The two shops on the ground floor have a total internal area of 600 sq.m. and a mezzanine of 232 sq.m. The western shop operates as a gym, while the eastern one is a construction materials shop. Both shops have access to a mezzanine area. The first floor consists of four apartments, one 3 bedroom, one 2 bedroom and two 1 bedroom. The apartments have a total internal area of 531 sq.m., covered verandas of 70 sq.m. and uncovered verandas of 58 sq.m.

Property Info

Plot / Area Info

Additional info

Covered Area

1433

Plot area

2087

Reference Number

58985

Property type

Building

Condition

Pre-Owned

Construction Year

2001-2010

Amenities

Location

Location: Klirou Region: **Nicosia**

Price: €1 150 000 + VAT

VAT for this property is **€201,647** or **€218,500**. 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	Excluded	Title transfer fee	~€42 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€803.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

Price change history

€1 150 000 on Jul 29, 2025

