

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 I	nfo	Additional info	
Covered Area	1433	Plot area		Reference Number	58985
			2087	Property type	Building
				Condition	Pre-Owned
				Construction Year	2001-2010

Amenities Location

Location: Klirou Region: Nicosia



Price: €950 000 + VAT

VAT for this property is €166,578 or €180,500. 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	~€34 600.00	Common expenses	None
Title deed	Has Title	Price per SOM	€663.00/m ²		None

Representative: 1st Class Homes

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

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Price change history

€1 150 000 on Jul 29, 2025 €950 000 on Oct 11, 2025



