

## 477m<sup>2</sup> Commercial for Sale in Nicosia - Acropolis

Reference ID: #SA32277 Price details: €1,100,000 The asset is a corner commercial unit located on the busiest commercial roads of Nicosia with high visibility due to long shopfront along both Lemesou and Armenias Avenues (13 meters), in a very convenient location with direct access to Nicosia city centre. Asset is recently renovated comprises of 217 sqm ground floor, 154 sqm mezzanine and 106 sqm basement, parking space, WC and kitchenette. Key Benefits: Excellent location, no transfer fees, easy access to highway.



### Property Info

Covered Area **477**  
Energy Efficiency **N/A**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **SA32277**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Parking

### Location

**Location:** Nicosia – Acropolis  
**Coordinates:** **35.151923302409 / 33.373523761359**

Region: **Nicosia**

## Price: €1 100 000 + VAT

VAT for this property is **€160,572** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 306.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€1 200 000 on Oct 19, 2023  
 €1 100 000 on Nov 28, 2024

