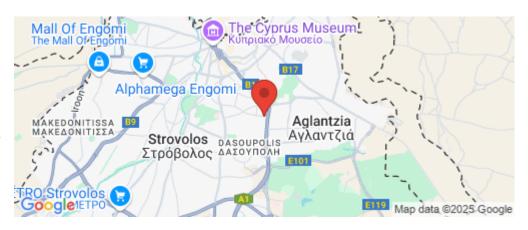


477m² Commercial for Sale in Nicosia - Acropolis

Reference ID: #SA32277Price details: €1,100,000The 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		Plot / Area In	fo	Additional info		
Covered Area Energy Efficiency	477 N/A	Parking \	Yes	Reference Number Property type Condition	SA32277 Other Commercial Pre-Owned	

Amenities Location

• Parking Location: Nicosia – Acropolis Region: Nicosia

Coordinates: 35.151923302409 / 33.373523761359



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	Excluded	Title transfer fee	~€40 600.00	Common overse	Nama
		Price per SOM	€2 306.00/m ²	Common expenses	None

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111**

Price change history

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



