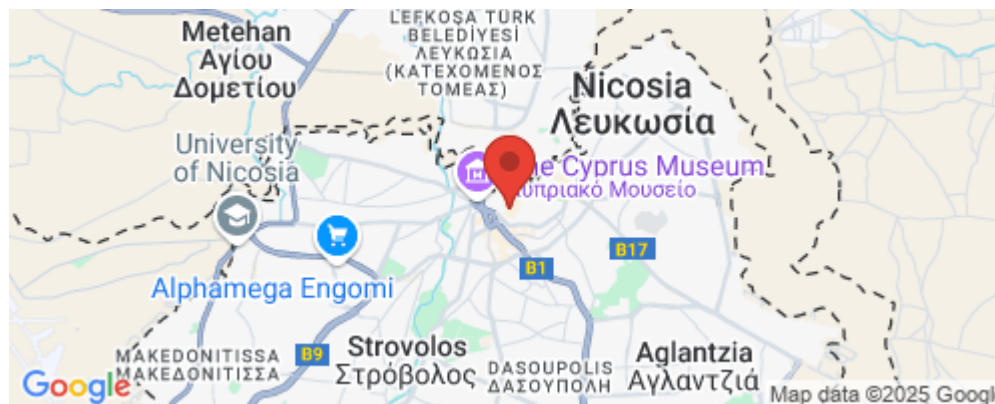


## 1322m<sup>2</sup> Building for Sale in Nicosia - Trypiotis

The property is a mixed-use building known as “Elenios Stoa” in Trypiotis quarter. It is located on the pedestrian-only streets of Ledras and Onasagorou, 100m from the revamped Eleftheria Square.



The building has a covered area of 1,322sqm and consists of 7 shops on the ground floor that have been unified to 3 (one is rented as a souvenir shop), 21 apartments (13 studios, 6 two-bedroom and 2 three-bedroom) and a roof garden of 366sqm. The building has also a basement with an area of 224sqm. It is built within a land area of 366sqm.

An investment opportunity for a city boutique hotel on the most lively part of the old city, or student accommodation subject to tow...

### Property Info

Covered Area **1322**  
Energy Efficiency **D**

### Plot / Area Info

Plot area **366**

### Additional info

Reference Number **7468**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

#### Location

**Location:** Nicosia - Trypiotis      Region: **Nicosia**  
Coordinates: **35.170775 / 33.361412**

## Price: €1 400 000 + VAT

VAT for this property is **€243,761** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 059.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€1 700 000 on Jul 19, 2023  
 €1 600 000 on May 10, 2024  
 €1 400 000 on Sep 25, 2024







