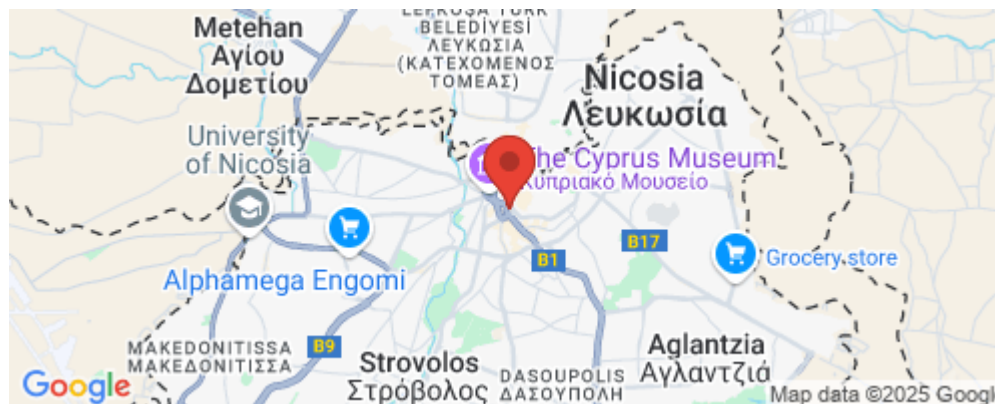


513m² Commercial for Sale in Nicosia - Trypiotis

The property consists of two shops that have been unified in Trypiotis parish. The shop is situated along Omirou avenue, opposite Eleftheria square, with a total frontage of 19m. It is situated on the ground floor of a multi-unit building and it consists of two blocks.



Shop 1 has an enclosed area of 488 sqm, mezzanine of 408 sqm, covered verandas of 28 sqm, uncovered verandas of 4 sqm, and a basement of 710 sqm. Shop 2 has an enclosed area of 25sqm. The wider area consists of commercial developments.

The property is owned by Zefranal Limited, an SPV, wholly owned by Gordian Holdings Ltd.

Property Info

Covered Area **513**
Energy Efficiency **C**

Plot / Area Info

Plot area **2875**

Additional info

Reference Number **7735**
Property type **Other Commercial**
Condition **Pre-Owned**
Construction Year **1990 and older**

Amenities

Location

Location: Nicosia - Trypiotis Region: **Nicosia**
Coordinates: **35.169596 / 33.359328**

Price: €1 300 000 + VAT

VAT for this property is **€193,784** or **€247,000**. 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	~€48 600.00	Common expenses	None
		Price per SQM	€2 534.00/m²		

Representative: GoGordian (Gordian Servicing)

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

Price change history

- €2 200 000 on Jul 19, 2023
- €1 900 000 on Nov 9, 2023
- €1 800 000 on Feb 15, 2024
- €1 300 000 on Sep 25, 2024

