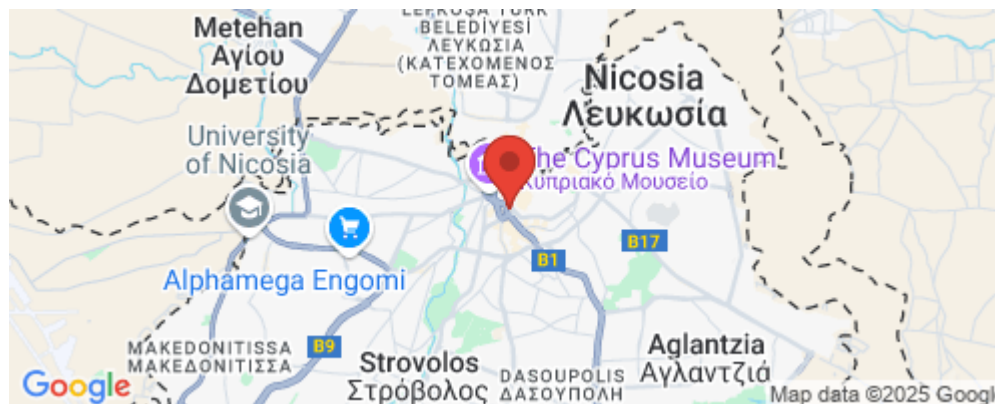


## 513m<sup>2</sup> Commercial for Sale in Nicosia - Trypiotis

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.

### 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 | <b>Excluded</b> | Title transfer fee | <b>~€48 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 534.00/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

€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















