

## 3145m<sup>2</sup> Building for Sale in Nicosia District

A seven-storey commercial building in Trypiotis, Nicosia.  
It consists of:

A basement of c. 200sqm comprising of 20 parking spaces.

A ground floor shop consisting of c. 490sqm that consist of open plan retail area, open plan office area, offices and sanitary areas and a c. 250sqm mezzanine that consist of an office and sanitary areas

A mechanical floor of c. 100sqm that consists of a cafeteria, a kitchen, storage area and large uncovered balcony.

Floors 1-5 of c. 367sqm each that consist of offices and sanitary areas.

Floor 6 of c. 270sqm that consists of a reception area, conference room, three offices, covered balconies and sanitary areas.

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### Property Info

### Plot / Area Info

Covered Area **3145**

### Amenities

- Storage room

### Additional info

Reference Number **43549**

Property type **Building**

Condition **Pre-Owned**

Construction Year **1990 and older**

Bathrooms **5+**

### Location

Region: **Nicosia**

## Price: €7 300 000 + VAT

VAT for this property is **€1,338,256** or **€1,387,000**. 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>~€288 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 321.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€7 300 000 on May 23, 2024

