

## 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	perty Info Plot / Area Info Additional info		
		Reference Numbe	r <b>43549</b>
		Property type	Building
Covered Area 3145	i de la companya de	Condition	<b>Pre-Owned</b>
		Construction Year	1990 and older

**Amenities** Location

• Storage room Region: **Nicosia** 

5+

Bathrooms



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	Excluded	Title transfer fee	~ <b>€288 600.00</b>	Common expenses	None
Title deed	Has Title	Price per SQM	€2 321.00/m <sup>2</sup>		None

## **Representative: 1st Class Homes**

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## **Price change history**

€7 300 000 on May 23, 2024





