

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

A mixed-use building in Trypiotis quarter, Nicosia Municipality.

The building has a covered area of 1,322 sq.m. 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 224 sq.m. It is built within a land area of 366 sq.m.

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

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>1322</b>	Plot area	<b>366</b>	Reference Number	<b>48607</b>
				Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>1990 and older</b>
				Bathrooms	<b>5+</b>

### Amenities

### Location

- Storage room

Region: **Nicosia**

## 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 059.00/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

€1 600 000 on May 26, 2024

€1 400 000 on Oct 24, 2024

