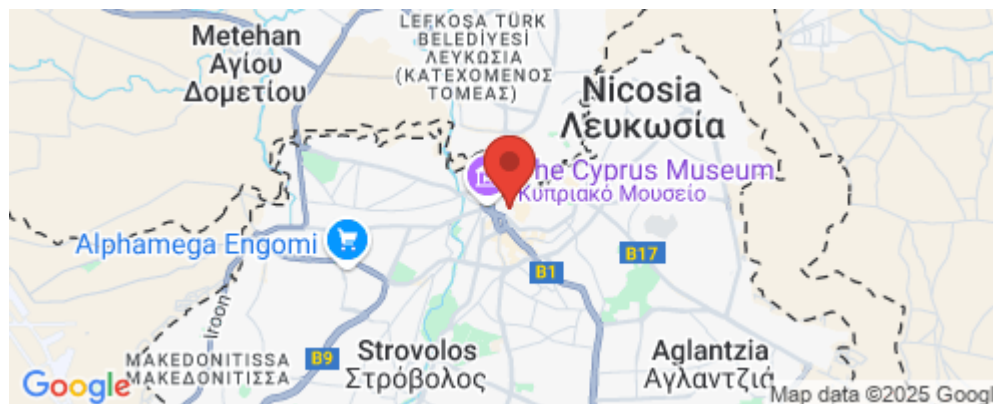


## 120m<sup>2</sup> Commercial for Sale in Nicosia District

The asset concerns a mixed use building and a 78 sq.m. field, located in Trypiotis, (old town) Nicosia. The asset with Reg.No. 1/4645 concerns the mix use building, consisting of a 235 sq.m basement, 120 sq.m. ground floor, 87 sq.m. mezzanine and 2 upper floors consisting of 10 studio apartments in total. The asset with Reg.No 1/1110 is a plot, extending to about 78 sq.m. in total. The property has a rectangular shape and a flat surface. It abuts with Apollonos Street, along its northern border with a frontage of approx. 10m. The assets are located approximately 150m northwest from Eleftheria square, approximately 330m southeast from The Cyprus Museum and approximately 330m southe...



### Property Info

### Plot / Area Info

Covered Area **120**

### Additional info

Reference Number **23484**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.1712075 / 33.3596391**

## Price: €740 000 + VAT

VAT for this property is **€37,000** or **€140,600**. 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>~€26 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 167.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€910 000 on Aug 2, 2024

€740 000 on Feb 1, 2025



