

## 614m<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	Additional info
Covered Area	<b>614</b>	Reference Number
	Plot area	<b>279</b>
		Property type
		Condition

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.1712075 / 33.3596391</b>

## Price: €645 000 + VAT

VAT for this property is **€100,490** or **€122,550**. 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 Price per SQM	<b>~€22 400.00</b> <b>€1 050.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€645 000 on Sep 21, 2025







