

## 614m<sup>2</sup> Commercial for Sale in Nicosia District

IN CLOSED TENDER PROCESS DEADLINE: Tuesday 26th of May, 2026 at 10:00 a.m. (morning time) 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 Eleftheri...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**614**

Plot area

**279**

Reference Number

**23484**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.1712075 / 33.3596391**

## 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 | <b>~€22 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 050.00/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  
 €645 000 on Sep 21, 2025







