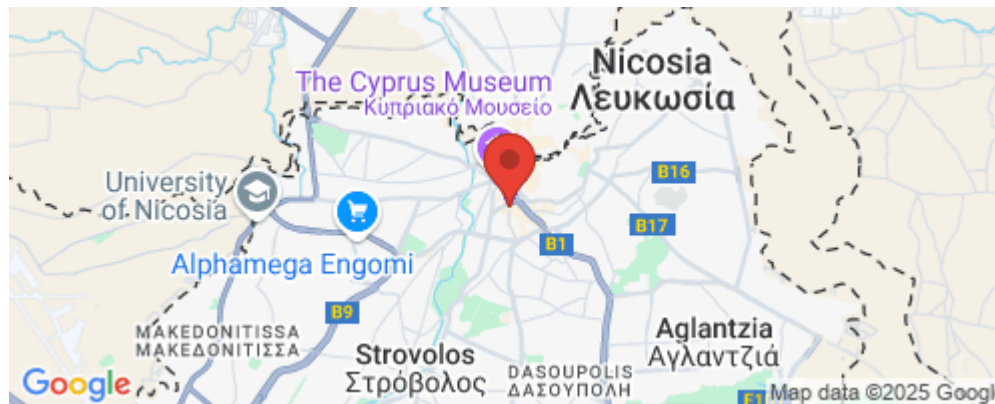


## 3145m<sup>2</sup> Building for Sale in Nicosia District

Commercial Building for Sale in a central location in Trypiotis, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center.



The building has a basement, ground floor with mezzanine and six additional floors. The basement is 200 square meters consisting 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 ki...

### Property Info

Covered Area **3145**  
 Furnishing **Unfurnished**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **41892**  
 Property type **Building**  
 Condition **Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
 Coordinates: **35.1676704 / 33.3578541**

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

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

**Price change history**

€7 300 000 on Aug 5, 2024

