

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

Mixed-Use 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. X

The building has a covered area of 1,322sqm and consists of 7 shops on the ground floor that have been unified to 3, 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 224sqm. It is built within a land area of 366sqm. An investment opportunity for a city boutique hotel on the liveliest part of the old city, or student accommodation ...

Property Info	Plot / Area Info	Additional info
Covered Area Furnishing	<b>1322</b> <b>Unfurnished</b>	Plot area <b>366</b>
		Reference Number <b>42182</b>
Property type		<b>Other Commercial</b>
Condition		<b>Pre-Owned</b>
Amenities	Location	
Region: <b>Nicosia</b>		
Coordinates: <b>35.170675 / 33.3612611</b>		

## 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 Price per SQM	<b>~€52 600.00</b> <b>€1 059.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 700 000 on Aug 9, 2024

€1 600 000 on Aug 13, 2024

€1 400 000 on Nov 2, 2024

