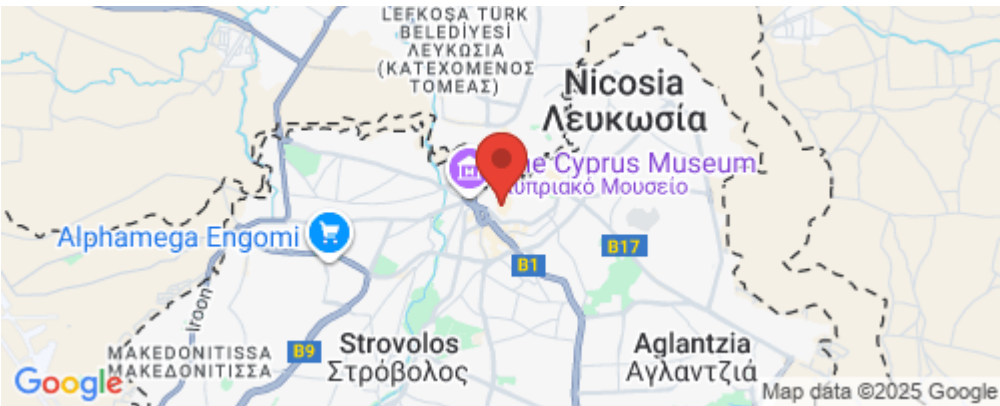


1322m² Commercial for Sale in Nicosia District

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.



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

Covered Area
Furnishing

1322
Unfurnished

Plot / Area Info

Plot area

366

Additional info

Reference Number
Property type
Condition

42182
Other Commercial
Pre-Owned

Amenities

Location

Region: **Nicosia**
Coordinates: **35.170675 / 33.3612611**

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 | Excluded | Title transfer fee | ~€52 600.00 | Common expenses | None |
| | | Price per SQM | €1 059.00/m² | | |

Representative: Kalogirou Real Estate

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

Price change history

€1 700 000 on Aug 9, 2024
€1 600 000 on Aug 13, 2024
€1 400 000 on Nov 2, 2024

