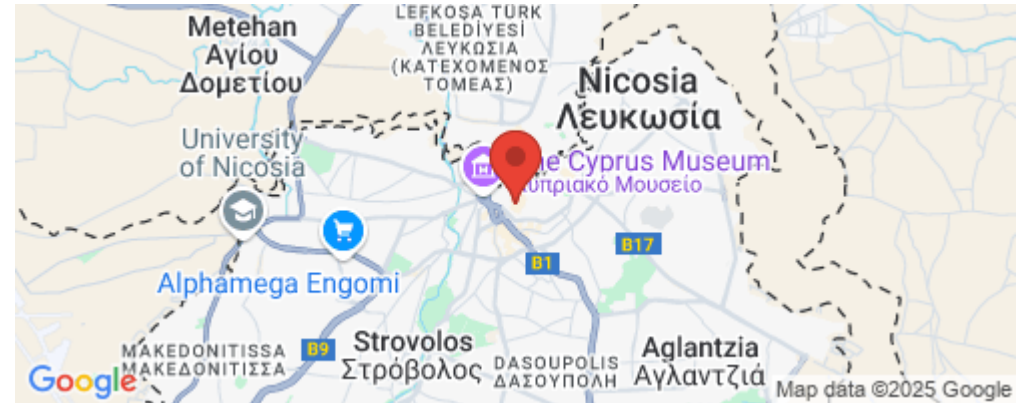


## 1322m<sup>2</sup> Commercial for Sale in Nicosia District

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.



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 **1322**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **366**

### Additional info

Reference Number **42182**  
 Property type **Other Commercial**  
 Condition **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 | <b>Excluded</b> | Title transfer fee | <b>~€52 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 059.00/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

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



