

## 513m<sup>2</sup> Commercial for Sale in Nicosia District

Shop 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 property consists of two shops that have been unified. It is situated on the ground floor of a multi-unit building and it consists of two blocks. It has a total road frontage of 19m along its northeastern boundary. The total enclosed area for shop 1 is 488 sqm, covered verandas 28 sqm, uncovered verandas 4 sqm, and a basement of 710 sqm. Shop 2 has an enclosed area of 25sqm. The wider area consists of commercial developments.

Property Info	Plot / Area Info	Additional info
Covered Area <b>513</b>		Reference Number <b>43169</b>
Furnishing <b>Unfurnished</b>	Plot area <b>2875</b>	Property type <b>Other Commercial</b>
Air Conditioning <b>All rooms, Yes</b>		Condition <b>Pre-Owned</b>
		View <b>City view</b>

Amenities	Location
	Region: <b>Nicosia</b> Coordinates: <b>35.169600972139 / 33.359354307935</b>

## Price: €1 300 000 + VAT

VAT for this property is **€193,784** or **€247,000**. 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>~€48 600.00</b> <b>€2 534.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€1 600 000 on Aug 9, 2024

€1 300 000 on Nov 2, 2024

