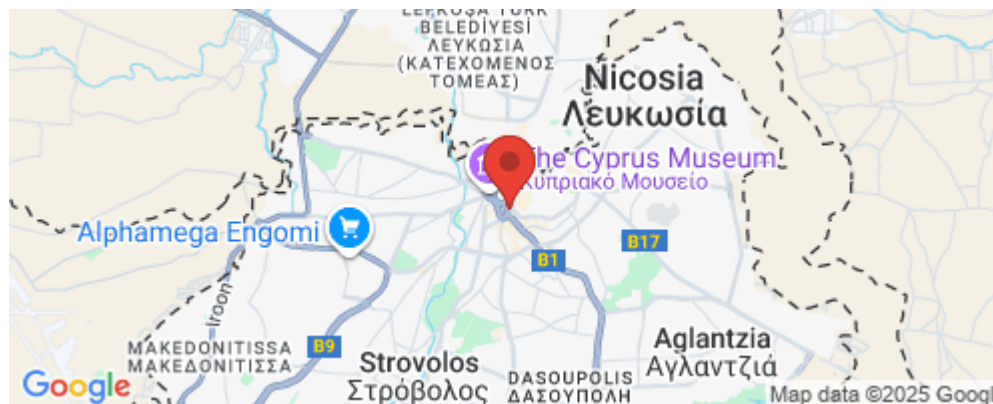


## 513m<sup>2</sup> Commercial for Sale in Nicosia District

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

Covered Area	<b>513</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2875</b>
-----------	-------------

### Additional info

Reference Number	<b>43169</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

#### Location

Region: **Nicosia**  
 Coordinates: **35.169600972139 / 33.359354307935**

## 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	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 534.00/m²</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: +35724003723			

## Price change history

€1 600 000 on Aug 9, 2024

€1 300 000 on Nov 2, 2024

