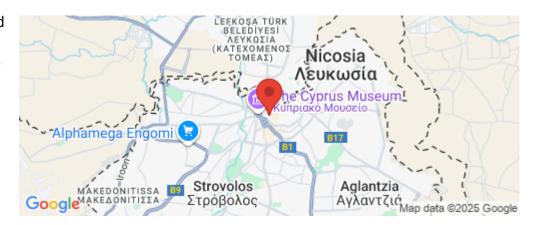


## 614m<sup>2</sup> Commercial for Sale in Nicosia District

Mixed Use Building and a Field for Sale in a central location in Trypiotis old town, 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 first property is a mix use building, consisting of a 235 sq.m basement, 120 sq.m. ground floor, 87 sq.m. mezzanine and 2 upper floors with 8 bathrooms with w/c, kitchens and storage room. It consists of 10 studio apartments in total. The total building size is 614 sq m. and has constructed in 1990.

The second asset is about a plot extending to about 78 sq.m. in total. The property has a...

Property Info		Plot / Area Info		Additional info	
				Reference Number	45373
Covered Area	614	Plot area	78	Property type	Other Commercial
				Condition	<b>Pre-Owned</b>

Amenities Location

Region: **Nicosia** 

Coordinates: 35.171382690383 / 33.359807338008



Price: €740 000 + VAT

VAT for this property is €115,291 or €140,600. 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	~€26 <b>200.00</b>	Common expenses	None
		Price per SOM	£1 205,00/m <sup>2</sup>		

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: +35724003723

## **Price change history**

€910 000 on Aug 9, 2024 €740 000 on Jul 31, 2025























