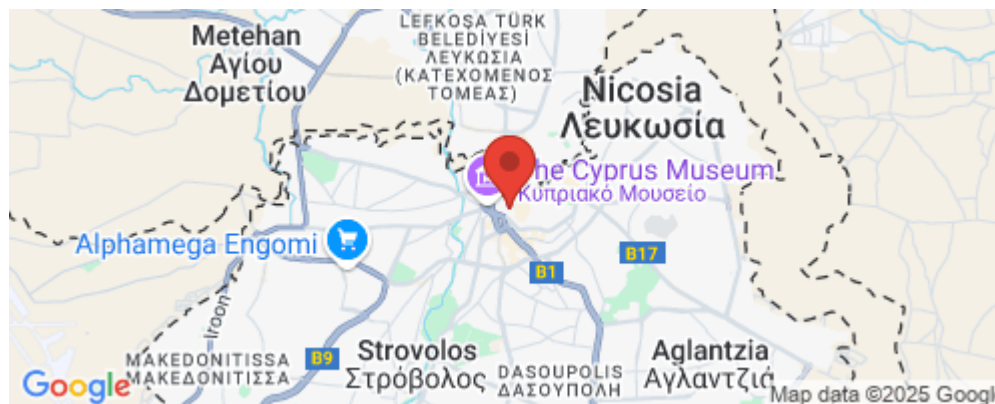


## 614m<sup>2</sup> Commercial for Sale in Nicosia District

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	
Covered Area	<b>614</b>	Plot area	<b>78</b>	Reference Number	<b>45373</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
<b>Amenities</b>		<b>Location</b>			
		Region: <b>Nicosia</b>			
		Coordinates: <b>35.171382690383 / 33.359807338008</b>			

**Price: €910 000 + VAT**

VAT for this property is **€141,776** or **€172,900**. 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>~€33 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 482.00/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: +35724003723			

**Price change history**

€910 000 on Aug 9, 2024

