

614m² 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 | 614 | Plot area | 78 | Reference Number | 45373 |
| | | | | Property type | Other Commercial |
| | | | | Condition | Pre-Owned |
| 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€26 200.00 | Common expenses | None |
| | | Price per SQM | €1 205.00/m² | | |

Representative: Kalogirou Real Estate

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|---------------------|--------------|------------|-------------------------------------|
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| License number | 569/E | Legal name | N/A |
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Price change history

€910 000 on Aug 9, 2024

€740 000 on Jul 31, 2025







