

## 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>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.171382690383 / 33.359807338008</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€26 200.00</b> <b>€1 205.00/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

€910 000 on Aug 9, 2024

€740 000 on Jul 31, 2025







