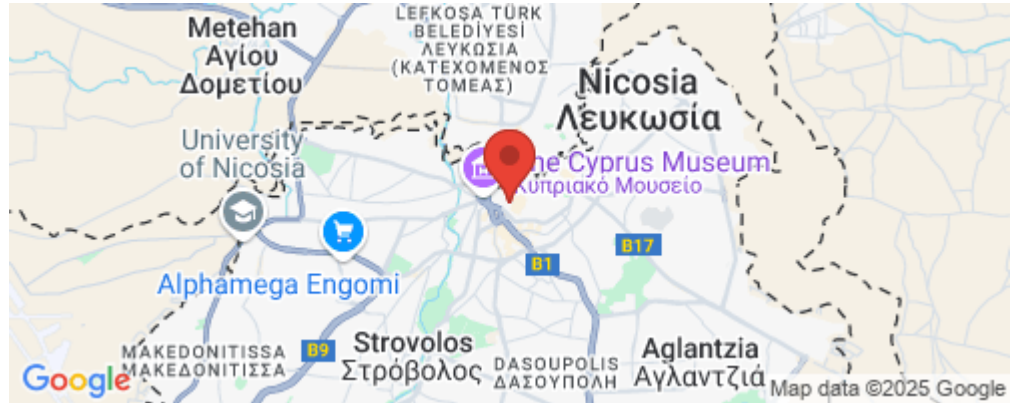


## 1340m<sup>2</sup> Building for Sale in Nicosia District

Hotel and 3 Plots for sale in Tripiotis area, Nicosia Town. It is situated on the corner of a street within the walled city of Nicosia, 60m from the most popular commercial street of Nicosia Ledras. The location of the property is one of the most tourist areas of Cyprus which consists of restaurants, shops, and hotels.



The property consists of a two-star hotel and three adjacent plots in Nicosia Old Town. The land concern two commercial plots and one residential. They have a total land area of 717sqm and they can be used as parking lots for the hotel. The hotel has good external appearance, physical condition, and maintenance. It has a land area of 777sqm. It has a total cap...

### Property Info

Covered Area **1340**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1494**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **46046**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

- Gym

### Location

Region: **Nicosia**  
Coordinates: **35.1711229 / 33.3604941**

## Price: €3 520 000 + VAT

VAT for this property is **€613,636** or **€668,800**. 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>~€137 400.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 627.00/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

€3 520 000 on Aug 10, 2024







