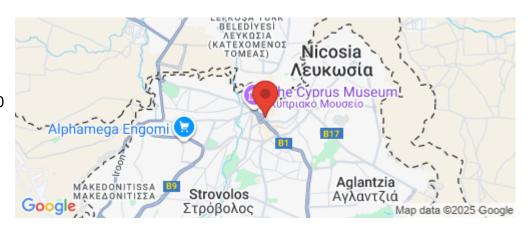


## 949m<sup>2</sup> Commercial for Sale in Nicosia - City Center

Reference ID: #SA35295Price details: €1,300,000The property consists of two shops that have been unified in Trypiotis parish.It is situated on the ground floor of a multi-unit building and it consists of two blocks.Shop 1 has an enclosed area of 488 sqm, mezzanine of 408 sqm, covered verandas of 28 sqm, uncovered verandas of 4 sqm, and a basement of 710 sqm. Shop 2 has an enclosed area of 25sqm. The wider area consists of commercial developments.



Property Info Plot / Area Info

Covered Area 949
Covered Veranda 28
Uncovered Veranda 4

Amenities Location

**Location:** Nicosia - City Center Region: **Nicosia** 

Coordinates: **35.169700026497** / **33.359586762592** 

## **Additional info**

Reference Number SA35295

Property type **Other Commercial** 

Condition Pre-Owned



Price: €1 300 000 + VAT

VAT for this property is **€218,233** or **€247,000**. 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	Evaluated	Title transfer fee	~€48 <b>600.00</b>	Common over an and	Mana
	Excluded	Price ner SOM	€1 370.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€1 300 000 on Oct 15, 2024





