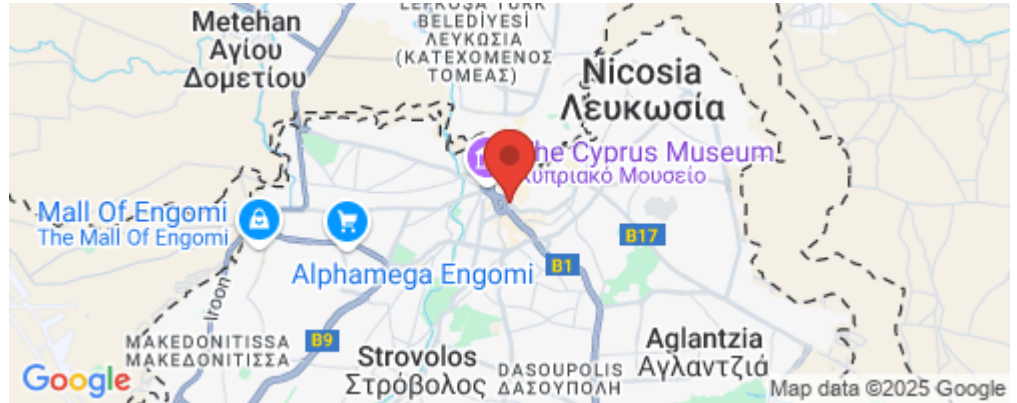


## 949m<sup>2</sup> Commercial for Sale in Nicosia - City Center

Reference ID: #SA35295 Price details: €1,300,000 The 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**

### Additional info

Reference Number **SA35295**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - City Center

Region: **Nicosia**

Coordinates: **35.169700026497 / 33.359586762592**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 370.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 300 000 on Oct 15, 2024

