


## 2861m<sup>2</sup> Commercial for Sale in Nicosia District

Mixed-Use Commercial Buildings for sale in Trypiotis area, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it is 550 m from Eleftherias Square. 

The property is a plot with a three-storey building and parking area.

The ground floor is divided into three sections: the cosmetics section, a supermarket and their office spaces.

The cosmetics department has two entrances, two elevators, escalator, staircase and comprises of an undivided shopping area.

The supermarket comprises of three product corridors, refrigerators, kitchenette and four cash registers. The offi...

### Property Info

Covered Area

**2861**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**2964**

Parking

**Uncovered, Yes**

### Additional info

Reference Number

**47154**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Nicosia**

Coordinates: **35.1647921 / 33.3640461**

## Price: €12 500 000 + VAT

VAT for this property is **€2,283,249** or **€2,375,000**. 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>~€496 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 369.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€12 700 000 on Jan 14, 2025

€12 500 000 on Jul 31, 2025

