


## 170m<sup>2</sup> Commercial for Sale in Nicosia District

The property is a shop on a mixed-use building located in Trypiotis, Nicosia. The shop is located on the ground floor and has also spaces on first floor and basement. The shop has previously used as restaurant. The ground floor comprises of a dining area and the kitchen with some auxiliary spaces. The dining area also extends to the first floor, which is accessed via an internal staircase furthermore, there is a small kitchen served by a food elevator. The basement consists of sanitary areas, as well as various warehouses. The property is rented with ROI 9,7%. The building is located along Onasagorou Street. Onasagorou Street is one of the most famous pedestrian streets located wit... 

### Property Info

### Plot / Area Info

Covered Area **170**

### Additional info

Reference Number	<b>25149</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.171059 / 33.361756**

## Price: €350 000 + VAT

VAT for this property is **€23,265** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 059.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€425 000 on Mar 29, 2025

€350 000 on Dec 4, 2025

