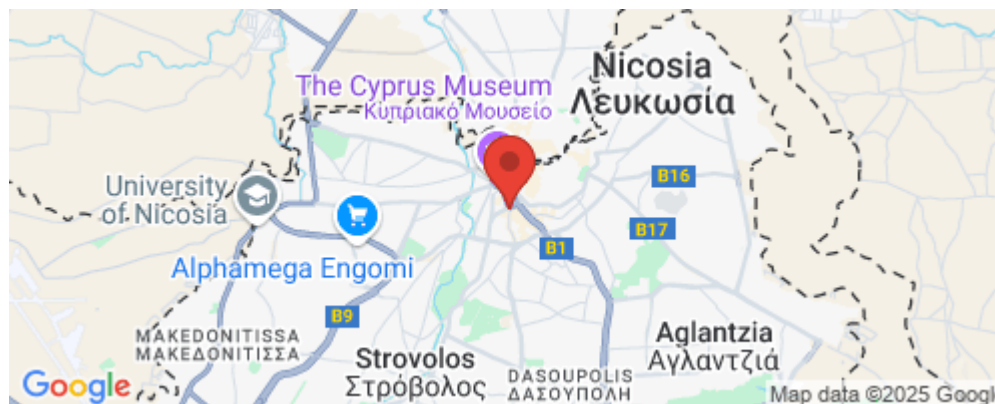


## 3145m<sup>2</sup> Building for Sale in Nicosia - Acropolis

Reference ID: #SA30619 Price details: €7,300,000 This asset is a seven-storey commercial building in Trypiotis, Nicosia. The asset consists of: -A basement of c. 200sqm comprising of 20 parking spaces. -A ground floor shop consisting of c. 490sqm that consist of open plan retail area, open plan office area, offices and sanitary areas and a c. 250sqm mezzanine that consist of an office and sanitary areas. -A mechanical floor of c. 100sqm that consists of a cafeteria, a kitchen, storage area and large uncovered balcony. -Floors 1-5 of c. 367sqm each that consist of offices and sanitary areas. -Floor 6 of c. 270sqm that consists of a reception area, conference room, three offices, covered balco...



### Property Info

Covered Area	<b>3145</b>
Covered Veranda	<b>250</b>
Uncovered Veranda	<b>100</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>SA30619</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - Acropolis  
**Coordinates:** **35.167781170261 / 33.357848793606**

Region: **Nicosia**

## Price: €7 300 000 + VAT

VAT for this property is **€1,338,256** or **€1,387,000**. 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>~€288 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 321.00/m<sup>2</sup></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: <b>+35777000111</b>			

## Price change history

€7 300 000 on Oct 19, 2023

