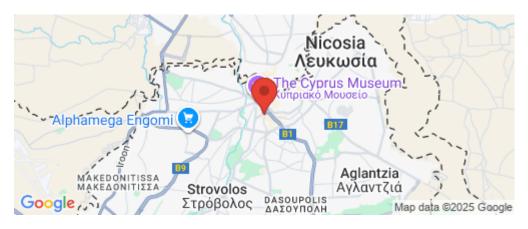


## 3145m<sup>2</sup> Building for Sale in Nicosia - Acropolis

Reference ID: #SA30619Price details: €7,300,000This 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		Plot / Area Inf	fo	Additional info	
Covered Area	3145		Yes	Reference Number	SA30619
Covered Veranda	250				
		Parking <b>Y</b> e		Property type	Building
Uncovered Veranda	100	3		Condition	Pre-Owned
Energy Efficiency	N/A				

Amenities Location

• Storage room

Location: Nicosia – Acropolis
Region: Nicosia

Coordinates: 35.167781170261 / 33.357848793606



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 Excluded

Title transfer fee ~€288 600.00

Price per SQM €2 321.00/m²

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**

€7 300 000 on Oct 19, 2023





