

## 558m<sup>2</sup> Commercial for Sale in Nicosia District

Listed Building for Sale in Nicosia Old Town. It is located in the historic central Nicosia. The vibrant heart of Nicosia and Eleftheria Square is approximately 1 km. Proximity to key landmarks, embassies, and cultural institutions enhances its value for diplomatic, boutique hospitality, or institutional use.



Double storey, Listed building for sale in old town of Nicosia. The property lies within 2 plots with total land area of 1.873 sqm. The building has enclosed area of 558 sqm and is configured into two main wings: Western wing and Eastern wing. Western wing (Ground floor), features a welcoming entrance hall, reception area, two large dining rooms, a private dining/confer...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**558**

Plot area

**1873**

Parking

**Uncovered, Yes**

Reference Number

**52516**

Property type

**Other Commercial**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.177135 / 33.355054**

## Price: €1 950 000 + VAT

VAT for this property is **€297,113** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 495.00/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

€1 950 000 on Nov 2, 2025







