

## 3000m<sup>2</sup> Building for Sale in Nicosia District

This asset is a commercial building located on the corner of Makariou Avenue and Arnaldas Street Nicosia. The building comprises of five shops on the ground floor and four floors of offices and a basement. All five shops are occupied while the four floors are vacant. The immediate area of the property is the main commercial centre of Nicosia and is fully developed with commercial buildings offices showrooms and buildings of mixed commercial and residential use. Along Makariou Avenue there are numerous shops cafeterias and banks as well as offices for many companies and government agencies. The asset falls within planning zone ΠΕΖ Εκτός with building density coefficient of 250 cove...

### Property Info

Covered Area	<b>3000</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>939</b>
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### Additional info

Reference Number	<b>VL31248</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>

### Amenities

### Location

Region: **Nicosia**

## Price: €3 500 000 + VAT

VAT for this property is **€640,500** or **€665,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 167.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€3 500 000 on Dec 21, 2023

