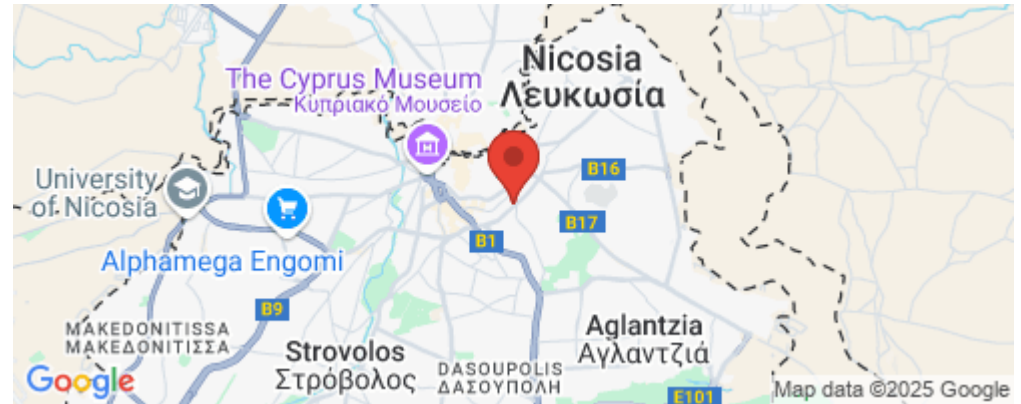


Reference ID: #SA33090Price details: €2,250,000Four-storey commercial building and an empty plot centrally located in Agios Antonios, Nicosia.The ground floor consists of a shop/showroom and a bathroom.The mezzanine consists of offices, storages and bathrooms.The 1st,2nd and 3rd floors consist of offices, meeting rooms, kitchen and bathrooms.The property falls within Zone EZ-κ, with a building coefficient of 200%, coverage of 60%, and permission for 6 floors (24m) of construction.Incentives provided by the council of ministers suggest that subject to approval and acquiring the necessary permits, the property can benefit from a building coefficient of 300%, coverage of 60%, and permis...



Plot / Area Info

Additional info

| | | | | | |
|------------------------|------|-----------|------|------------------|-----------|
| Covered Area | 1565 | Plot area | 1456 | Reference Number | SA33090 |
| Total Number of Floors | 5 | Pool | No | Property type | Building |
| Energy Efficiency | N/A | Parking | Yes | Condition | Pre-Owned |

Amenities

Location

- Storage room

Location: Nicosia - Agios Antonios

Region: **Nicosia**Coordinates: **35.167532019516 / 33.370660200582**

Price: €2 250 000 + VAT

VAT for this property is **€397,308** or **€427,500**. 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 | Excluded | Title transfer fee | ~€86 600.00 | Common expenses | None |
| | | Price per SQM | €1 438.00/m² | | |

Representative: Smart Assets

| | | | |
|---------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
| Phone: +35777000111 | | | |

Price change history

€2 900 000 on Dec 23, 2023

€2 250 000 on Apr 5, 2024

