

5360m² Commercial for Sale in Nicosia - Agios Ioannis, Limassol District

The building is located just of Makarios avenue and can be used either as an office building or a residential building with commercial units on the ground floor. There are seven floors of apartments/offices and a basement level of 1100 m² with parking for up to 40 cars. The total m² is approx 5350 m² with the break down below. ✖

BASEMENT = 1100 m²

GROUND FLOOR = 800 m²

MEZZANINE = 600 m² 1st TO 7th FLOOR = 2800 m²

ROOF = 60 m²

Property Info

Covered Area	5360
Covered Veranda	300
Total Number of Floors	8
Furnishing	Unfurnished

Plot / Area Info

Plot area **1565**

Additional info

Reference Number	B-115273
Property type	Other Commercial
Condition	Pre-Owned

Amenities

Location

Location: Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.67961093 / 33.01559505**

Price: €5 500 000 + VAT

VAT for this property is **€1,023,451** or **€1,045,000**. 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	~€216 600.00	Common expenses	None
		Price per SQM	€1 026.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€5 500 000 on Sep 4, 2023

