

## 5360m<sup>2</sup> 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 m<sup>2</sup> with parking for up to 40 cars. The total m<sup>2</sup> is approx

5350 m<sup>2</sup> with the break down below. BASEMENT = 1100 m<sup>2</sup>

GROUND FLOOR = 800 m<sup>2</sup>

MEZZANINE = 600 m<sup>2</sup> 1st TO 7th FLOOR = 2800 m<sup>2</sup>

ROOF = 60 m<sup>2</sup>



### Property Info

Covered Area	<b>5360</b>
Covered Veranda	<b>300</b>
Total Number of Floors	<b>8</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area **1565**

### Additional info

Reference Number	<b>B-115273</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 026.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€5 500 000 on Sep 4, 2023

