

## 1542m<sup>2</sup> Building for Sale in Nicosia - Agios Antonios

This investment opportunity relates to a luxurious six-storey office building in the heart of the capital Nicosia city centre, with a total office space of 1.542m<sup>2</sup>.

The surrounding area is primarily used for offices, including establishments of major financial and government institutions.

The building was completed in 2001 with quality finishes and grade-A infrastructure specifications such as raised floors, structured cabling, VRV air-conditioning systems, CCTV and power generator.

The premises also include parking at basement level with a total capacity of 14 parking lots.

### Property Info

Covered Area **1542**  
 Heating **Yes**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **22645**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **5+**

### Amenities

- Air Conditioning

### Location

**Location:** Nicosia - Agios Antonios Region: **Nicosia**

## Price: €4 700 000 + VAT

VAT for this property is **€828,992** or **€893,000**. 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>~€184 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 048.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

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## Price change history

€4 700 000 on May 22, 2024

