

## 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 1.542m2.

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 airconditioning systems, CCTV and power generator.

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

Property Info		Plot / Area Info	Additional info		
		Reference Number 22645			
Covered Area	1542		Property type <b>Building</b>		
Heating	Yes		Condition Pre-Owned		
Air Conditioning <b>Yes</b>			Construction Year 2001-2010		
			Bathrooms <b>5+</b>		

## Amenities

• Air Conditioning Location: Nicosia - Agios Antonios Region: Nicosia

Location



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	Excluded	Title transfer fee	~ <b>€184 600.00</b>	Common ovnonces	
		Price per SOM	€3 048.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

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## **Price change history**

€4 700 000 on May 22, 2024





