

1565m² Building for Sale in Nicosia - Agios Antonios

Four-storey commercial building and an empty plot centrally 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 permission for 8 floors of construction.

Property Info

Covered Area	1565
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	1456
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Additional info

Reference Number	45200
Property type	Building
Condition	Pre-Owned
Construction Year	1990 and older

Amenities

- Storage room

Location

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

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
Title deed	Has Title	Price per SQM	€1 438.00/m²		

Representative: 1st Class Homes

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Price change history

€2 900 000 on May 23, 2024

€2 250 000 on Oct 23, 2024

