

## 430m<sup>2</sup> Commercial for Sale in Nicosia - Agios Antonios

A shop on the ground floor of a seven-storey building in Agios Antonios, Nicosia.

It comprises of:

291sqm ground floor consisting of an open-plan space, toilets and a kitchen

139sqm mezzanine consisting of an open-plan space and two offices

414sqm basement consisting of an open-plan workshop, refrigerators and storage rooms and a 124sqm uncovered veranda on the first floor

The immediate area of the property comprises of residential and commercial developments. It enjoys good accessibility towards the center of Nicosia and Nicosia-Limassol motorway via Lemesou Avenue.

### Property Info

### Plot / Area Info

Covered Area **430**

### Additional info

Reference Number	<b>36195</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>

### Amenities

- Storage room

### Location

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

## Price: €840 000 + VAT

VAT for this property is **€118,577** or **€159,600**. 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>~€30 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 953.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€840 000 on May 23, 2024



