

## 3650m<sup>2</sup> Building for Sale in Nicosia District

Prime location commercial building located near city center.

The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center.

It consists of two basements, ground floor, mezzanine and five upper floors.

The two basements consist of 78 parking spaces and 35 storages.

The ground floor consists of a shop with mezzanine.

The upper floors consist of office spaces.

The area of the internal spaces is 3650 sqm and the basements 2620 sqm.

For the property, an application has been made for the issuance of a new plan...

### Property Info

Covered Area **3650**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **56813**  
Property type **Building**

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €7 000 000 + VAT

VAT for this property is **€1,289,726** or **€1,330,000**. 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>~€276 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 918.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
License number	<b>400/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722262970</b>			

## Price change history

€7 000 000 on Jun 13, 2024

