

## 1135m<sup>2</sup> Commercial for Sale in Nicosia District

Mix Used Building for Sale in Agios Antonios, Nicosia. 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. 

Whole six storey building with a basement in Agios Antonios, Nicosia, with a plot area of is divided to a ground floor consisting of an open plan space, WC and storage room, and a mezzanine consisting of a storage space, 2 WC and a small kitchen. The total area of the building is 1.135 sq.m.

Furthermore, there is an office space of 176 sq.m. and covered verandas of 17 sq.m. on the 2nd floor comprising of separated office spaces, 2...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**1135**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**545**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**41458**  
**Other Commercial**  
**Pre-Owned**  
**City view**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.163995 / 33.367013**

## Price: €1 350 000 + VAT

VAT for this property is **€231,522** or **€256,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 189.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 475 000 on Aug 5, 2024  
 €1 350 000 on Nov 28, 2024



















