

1565m² Building for Sale in Nicosia District

Commercial Building and empty Plot 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.



The commercial building is four storeys high and consist of:

- On ground floor there is a shop/showroom and a bathroom,
- On the mezzanine offices, storages and bathrooms.
- On the 1st, 2nd and 3rd floors are 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.

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Property Info

Covered Area	1565
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area **1456**

Additional info

Reference Number	42812
Property type	Building
Condition	Pre-Owned
View	City view

Amenities

Location

Region: **Nicosia**
Coordinates: **35.167406464437 / 33.370456233908**

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
		Price per SQM	€1 438.00/m²		

Representative: Kalogirou Real Estate

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Price change history

€2 250 000 on Aug 9, 2024

