

## 1565m<sup>2</sup> 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     | <b>1565</b>                 |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

Plot area **1456**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>42812</b>     |
| Property type    | <b>Building</b>  |
| Condition        | <b>Pre-Owned</b> |
| View             | <b>City view</b> |

### 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 | <b>Excluded</b> | Title transfer fee | <b>~€86 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 438.00/m²</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>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€2 250 000 on Aug 9, 2024



