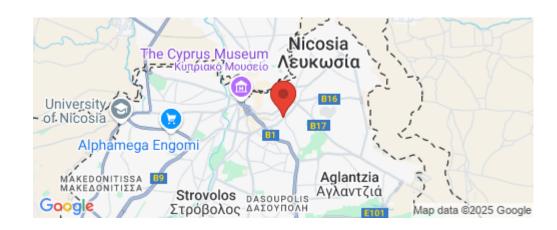


1565m² Building for Sale in Nicosia District

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 the1st,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		Plot / Area	Info	Additional info	
Covered Area	1565	Plot area 14		Reference Number	42812
Furnishing	Unfurnished		1456	Property type	Building
Heating	Central Heating, Yes		1430	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			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		Nama
		Price per SOM	€1 438.00/m ²	Common expenses	None

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723**

Price change history

€2 250 000 on Aug 9, 2024



