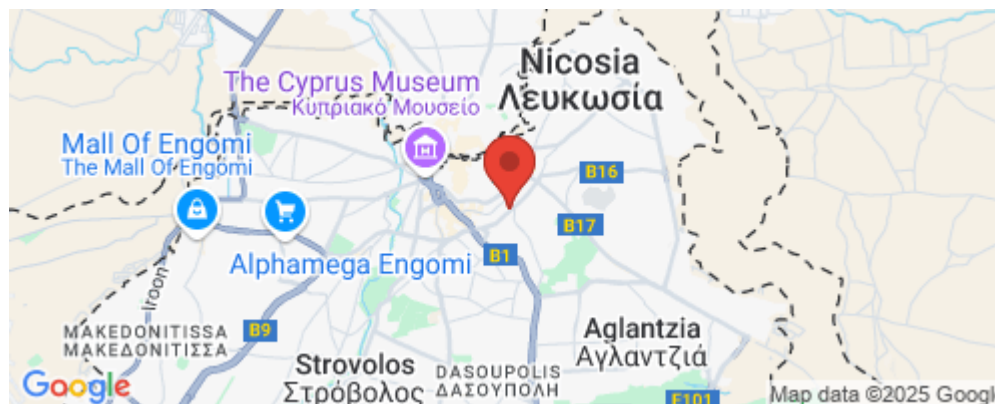


## 354m<sup>2</sup> Commercial for Sale in Nicosia - Agios Antonios

Four-storey commercial building and an empty plot centrally located in Digeni Akrita Avenue in Agios Antonios, Nicosia.  
The ground floor consists of a shop/showroom and a bathroom.  
The mezzanine consists of offices, storages and bathrooms.  
The 1st, 2nd and 3rd floors consist of 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.  
Incentives provided by the council of ministers suggest that subject to approval and acquiring the necessary permits, the property can benefit from a building coefficient of 300%, coverage of 60%, ...



### Property Info

### Plot / Area Info

Covered Area **354**

### Additional info

Reference Number **22749**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Agios Antonios      Region: **Nicosia**  
**Coordinates:** **35.1674285 / 33.3704351**

## Price: €2 250 000 + VAT

VAT for this property is **€294,025** 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>€6 356.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€2 250 000 on Aug 29, 2024



