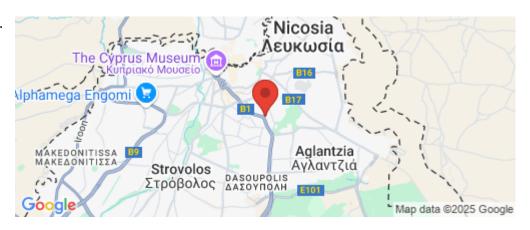


## 522m<sup>2</sup> Commercial for Sale in Nicosia District

Mixed Use Property for Sale in the prime area of Agios Antonios, in Nicosia. The property comprises two adjacent plots, one residential and one commercial, totaling 1,201 square meters, located in the Agios Antonios quarter of Nicosia. Situated on a main street of Nicosia, these plots offer a strategic position near Nicosia's commercial and administrative center. One plot features a vacant two-story building previously used as a restaurant, while the other remains undeveloped. The plots fall within the Category I Activity Axis, permitting residential, office, commercial, or mixed-use developments. Unifying the plots may provide incentives for increased building density, with a...



Property Info		Plot / Area Inf	o	Additional info	
				Reference Number	50793
Covered Area	522	Plot area	1201	Property type	Other Commercial
				Condition	<b>Pre-Owned</b>

Amenities Location

Region: **Nicosia** 

Coordinates: **35.160281** / **33.372714** 



Price: €2 500 000 + VAT

VAT for this property is €374,425 or €475,000. 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	~€96 600 <b>.</b> 00	Common expenses	Nama
		Price per SOM	€4 789.00/m²		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**

€2 500 000 on Mar 16, 2025















