

## 1420m<sup>2</sup> Building for Sale in Nicosia District

We are excited to present a unique opportunity to acquire an outstanding commercial building located on the bustling Makarios Avenue in the heart of Nicosia, Cyprus. This property is strategically situated adjacent to the renowned Landmark Nicosia Towers and is just minutes away from essential government institutions, including various ministries and the central bank, as well as the vibrant business district.

### Key Highlights:

**Expansion Potential:** The property offers the potential to construct an additional 4 floors, allowing for significant development opportunities to maximize your investment.

**Accessibility:** Excellent access to both Larnaca and Paphos international ai...

### Property Info

Covered Area **1420**  
Energy Efficiency **B**

### Plot / Area Info

### Additional info

Reference Number **235822**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Nicosia**

## Price: €2 400 000 + VAT

VAT for this property is **€420,507** or **€456,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 690.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 400 000 on Mar 17, 2025

