

## 243m<sup>2</sup> Commercial for Sale in Nicosia - Agios Antonios

Reference ID: #SA31665 Price details: €425,000 The property is a ground floor shop in Agios Antonios. It has an internal area of 156sqm, a mezzanine of 85sqm, 2sqm covered verandas and 2sqm uncovered verandas. It consists of an open plan area, whereas the mezzanine has 2 toilets and storage space. It has the right of use to a 53sqm storage on the basement. The property has the exclusive right to use 5 parking places (3 ground floor parking spaces and 2 basement parking spaces) It offers close proximity to all amenities and easy access to Nicosia's city center.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**243**

Plot area

**576**

Reference Number

**SA31665**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Agios Antonios

Region: **Nicosia**

Coordinates: **35.169582271332 / 33.369838451562**

## Price: €425 000 + VAT

VAT for this property is **€44,022** or **€80,750**. 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>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 749.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€425 000 on Jun 17, 2025

