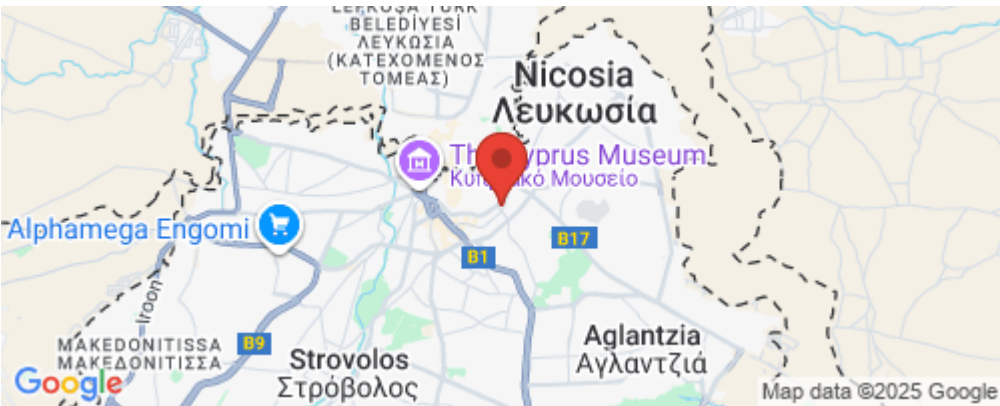


243m² Commercial for Sale in Nicosia - Agios Antonios

Reference ID: #SA31665Price details: €425,000The 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

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€425 000 on Jun 17, 2025

