

## 4773m<sup>2</sup> Building for Sale in Nicosia - City Center

Reference ID: #SA26242 Price details: €6,825,000 +VAT Located at the entrance of Nicosia, at what possibly can be described as the best location in Nicosia, the project offers easy access to the highway leading to the airport (30 minutes) and Limassol (45 minutes) as well as easy access to the Centre of Nicosia. The area has developed as a business Center with the Head Offices of the Hellenic Bank, the Head Offices of ex Laiki Bank (now Bank of Cyprus), insurance companies, Electricity Authority Offices etc., all located nearby. The plot size is 1.933 sq. m. Permits allows the construction of 4.773 square meters of office space and three basements providing 151 parking spaces and some store...

### Property Info

Covered Area	<b>4773</b>
Total Number of Floors	<b>9</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>1933</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA26242</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - City Center Region: **Nicosia**

## Price: €6 825 000 + VAT

VAT for this property is **€1,266,722** or **€1,296,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 430.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€5 900 000 on Oct 19, 2023  
 €6 825 000 on Aug 10, 2024

