


## 552m<sup>2</sup> Commercial for Sale in Nicosia - Agios Antonios

Reference ID: #21687 Price details: €1,235,000 This asset comprises of the two shops on the ground floor with a unified mezzanine and basement located on a seven storey mixed used development in Agios Antonios, Nicosia. The asset comprises of two shops of 215sqm and 59sqm, that share a 278sqm mezzanine and a 297sqm basement. Makariou Avenue is the main commercial avenue of Nicosia. It is primarily developed with commercial buildings that house numerous shops, cafeterias and banks as well as offices for various companies and government agencies. 

### Property Info

Covered Area **552**  
 Covered Veranda **278**  
 Energy Efficiency **N/A**

### Plot / Area Info

### Additional info

Reference Number **21687**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Agios Antonios Region: **Nicosia**  
**Coordinates:** **35.160949402223 / 33.36997042504**

## Price: €1 235 000 + VAT

VAT for this property is **€187,666** or **€234,650**. 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>~€46 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 237.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€1 235 000 on Oct 19, 2023

