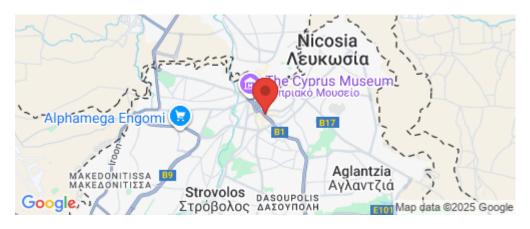


3000m² Building for Sale in Nicosia - City Center

Reference ID: #20196Price details: €3,500,000This asset is a commercial building located in Nicosia. The building comprises of five shops on the ground floor and four floors of offices and a basement. All five shops are occupied while the four floors are vacant. The immediate area of the property is the main commercial centre of Nicosia and is fully developed with commercial buildings, offices, showrooms and buildings of mixed commercial and residential use. Along Makariou Avenue there are numerous shops, cafeterias and banks as well as offices for many companies and government agencies. The asset falls within planning zone ΠΕΖ-Εκτος with building density coefficient of 250%, c...



Property Info		Plot / Area Info		Additional info	
Covered Area	3000			Reference Number	20196
Total Number of Floors	5	Plot area	1156	Property type	Building
Energy Efficiency	N/A			Condition	Pre-Owned

Amenities Location

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

Coordinates: 35.167311799608 / 33.360905349255



Price: €3 500 000 + VAT

VAT for this property is **€640,500** or **€665,000**. 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	Excluded	Title transfer fee ~€136	6 600.00 Common sympasses Non-	None
		Price per SOM €1 16	Common expenses None	

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111**

Price change history

€3 500 000 on Oct 19, 2023



