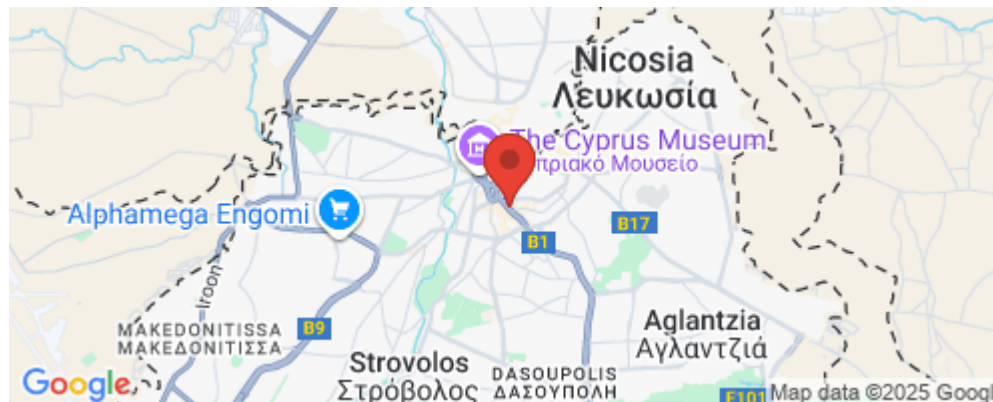


## 3000m<sup>2</sup> Building for Sale in Nicosia - City Center

Reference ID: #20196 Price details: €3,500,000 This 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

Covered Area	<b>3000</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>1156</b>
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### Additional info

Reference Number	<b>20196</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

#### Location

**Location:** Nicosia - City Center

**Coordinates:** **35.167311799608 / 33.360905349255**

**Region:** **Nicosia**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 167.00/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

€3 500 000 on Oct 19, 2023

