

# Commercial Building 1,565 SQM For Sale

**€2,250,000 Negotiable**

Nicosia, Nicosia

## Key Facts

- 1,565 m<sup>2</sup> Covered Area
- 1,456 m<sup>2</sup> Land Size
- Year Built: 1970
- Title Deed: Available

**ID: 33456**



## Indoor Features

- Conference room
- Elevator
- Fitted Kitchen
- Pressurised Water System
- Reception
- Unfurnished
- Utility Room
- Ventilation System
- Water Heater
- EPC Energy Class: Pending

## Description

Four-storey commercial building and an empty plot in Agios Antonios, Nicosia for Sale  
The ground floor consists of a shop/showroom and a bathroom.

The mezzanine consists of offices, storages and bathrooms.

The 1st,2nd and 3rd floors consist of offices, meeting rooms, kitchen and bathrooms.

The property falls within Zone EZ-κ, with a building coefficient of 200%, coverage of 60%, and permission for 6 floors (24m) of construction.

Incentives provided by the council of ministers suggest that subject to approval and acquiring the necessary permits, the property can benefit from a building coefficient of 300%, coverage of 60%, and permission for 8 floors of construction.

The commercial plot extends to about 722sq.m. in total. It has a rectangular shape with a flat surface and a total frontage of approximately 22m.

