

## 371m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

The coffee shop is located within the administrative boundaries of the municipality of Nicosia in the parish of Agioi Omologites. It occupies a corner position on Georgios Grivas Digenis and Kyriakou Matsi avenues. It is located at the intersection of these avenues with Spyros Kyprianou Avenue and Dimostheni Severi Street. The location is one of the most central and commercial areas outside the walls of Nicosia in the urban commercial center of the capital. The wider area is characterized by great commercial traffic and numerous traffic flow. Can be converted to a commercial property office use shop showroom Total area 371 sq.m. Exclusive right of use of a 100 sq.m. pavement 11 parking sp...

### Property Info

Covered Area **371**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **VL20418**  
Property type **Other Commercial**  
Condition **Brand New**

### Amenities

### Location

**Location:** Agioi Omologites Region: **Nicosia**

## Price: €1 585 000 + VAT

VAT for this property is **€211,433** or **€301,150**. 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>€4 272.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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Phone:			

## Price change history

€1 585 000 on Nov 3, 2023

