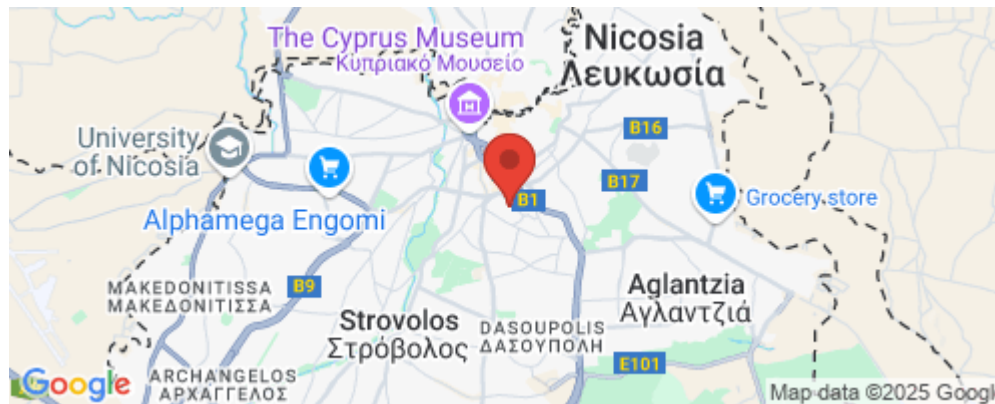


853m² Building for Sale in Agioi Omologites, Nicosia District

The property is a four-storey mixed-use building with basement in Agioi Omologites. It is located on Zenonos Sozou street, 250m from John Kennedy Avenue and at a distance of 380m from Nikis Avenue.



The building consists of a shop with a mezzanine on the ground floor and three (3) apartments on the above floors (one apartment per floor). The apartments on the upper floors have internal areas of 238sqm, 229sqm and 163sqm respectively.

The ground floor has an internal area of 223sqm with a mezzanine of 147sqm. It is built within a plot with an area of 536sqm.

The property offers close proximity to all amenities and easy access to Nicosia's city center.

| Property Info | | Plot / Area Info | | Additional info | |
|-------------------|------------|------------------|------------|-------------------|-----------------------|
| Covered Area | 853 | Plot area | 536 | Reference Number | 8391 |
| Energy Efficiency | G | | | Property type | Building |
| | | | | Condition | Pre-Owned |
| | | | | Construction Year | 1990 and older |

Amenities

Location

Location: Agioi Omologites

Region: **Nicosia**

Coordinates: **35.16158611 / 33.36261009**

Price: €1 100 000 + VAT

VAT for this property is **€181,919** or **€209,000**. 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 | ~€40 600.00 | Common expenses | None |
| | | Price per SQM | €1 290.00/m² | | |

Representative: GoGordian (Gordian Servicing)

| | | | |
|--|------------|------------|--|
| Registration number | N/A | Email | seraclidou@gordianservicing.com |
| License number | N/A | Legal name | GoGordian (Gordian Servicing) |
| Phone: +35780004321, +35722812065 | | | |

Price change history

€1 260 000 on Nov 9, 2023
 €1 100 000 on Sep 25, 2024

