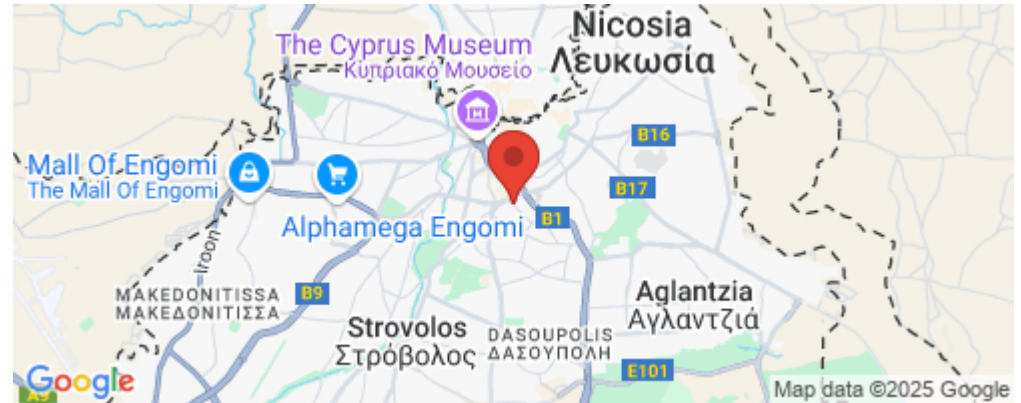


Reference ID: #SA32979Price details: €2,400,000The property is a six-storey commercial building in Agioi Omologites, Nicosia municipality. The ground floor consists of a retail store with a mezzanine. The upper five floors are similar each consisting of office space, a kitchenette and toilets. The building has a covered area of 1,060sqm, covered verandas of 94sqm, a mezzanine of 117sqm, uncovered verandas of 64sqm and a basement of 359sqm used as parking space and storage. It is built within a plot with an area of 607sqm. The property offers close proximity to all amenities and excellent access to Nicosia's city center. Energy Performance Classifications for the Office: Energy Clas...



Plot / Area Info

Additional info

| | | | | | |
|------------------------|------|-----------|-----|------------------|-----------|
| Covered Area | 1271 | | | | |
| Covered Veranda | 94 | | | Reference Number | SA32979 |
| Uncovered Veranda | 64 | Plot area | 607 | Property type | Building |
| Total Number of Floors | 5 | Parking | Yes | Condition | Pre-Owned |
| Energy Efficiency | N/A | | | | |

Amenities

Location

- Storage room

Location: Agioi Omologites

Region: **Nicosia**Coordinates: **35.162919117244 / 33.361964924982**

Price: €2 400 000 + VAT

VAT for this property is **€416,346** or **€456,000**. 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 | ~€92 600.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €1 888.00/m² | | |

Representative: Smart Assets

| | | | |
|---------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
| Phone: +35777000111 | | | |

Price change history

€2 700 000 on Dec 23, 2023
 €2 400 000 on Oct 11, 2024



