

1271m² Building for Sale in Agioi Omologites, Nicosia District

Reference ID: #SA32979 Price details: €2,400,000 The 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... ✖

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

| Amenities | Location | |
|----------------|--|------------------------|
| • Storage room | Location: Agioi Omologites Coordinates: 35.162919117244 / 33.361964924982 | Region: Nicosia |

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.

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|------------|------------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€92 600.00 | | |
| Title deed | Has Title | Price per SQM | €1 888.00/m² | Common expenses | None |

Representative: Smart Assets

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|----------------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
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Price change history

€2 700 000 on Dec 23, 2023

€2 400 000 on Oct 11, 2024





