

## 1271m<sup>2</sup> 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

Covered Area	<b>1271</b>
Covered Veranda	<b>94</b>
Uncovered Veranda	<b>64</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>607</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA32979</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€92 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 888.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 700 000 on Dec 23, 2023

€2 400 000 on Oct 11, 2024





