

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

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

Plot / Area Info

Plot area	607
Parking	Yes

Additional info

Reference Number	SA32979
Property type	Building
Condition	Pre-Owned

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	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
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Price change history

€2 700 000 on Dec 23, 2023

€2 400 000 on Oct 11, 2024





