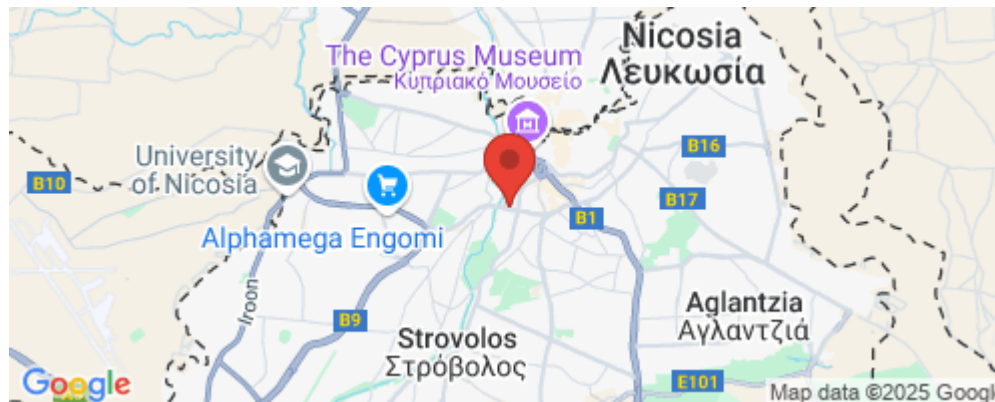


## 2130m<sup>2</sup> Building for Sale in Agioi Omologites, Nicosia District

The property is a mixed-use building known as “Silvex House” in Agioi Omologites. It is located on Griva Digeni Avenue in the city center. The building consists of two levels of basement, 5 offices and a shop on the ground floor, and offices on the remaining six floors. It has a covered area of 2,130sqm.



Part of the building is tenanted: Ground floor corner retail unit and office no. 5, in addition to the 2nd, 3rd and 4th floors.

Part of the building is vacant: Ground floor offices no. 2 and 3, and the 5th and 6th floors.

Part of the building is not owned by Anoreve Limited (Gordian SPV): Ground floor offices no. 1 and 6, in addition to the 1st floor.

<...

### Property Info

Covered Area **2130**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **1501**

### Additional info

Reference Number **7946**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

#### Location

**Location:** Agioi Omologites Region: **Nicosia**  
**Coordinates:** **35.163958 / 33.352812**

## Price: €4 300 000 + VAT

VAT for this property is **€774,606** or **€817,000**. 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>~€168 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 019.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

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

## Price change history

€5 100 000 on Jul 19, 2023  
 €4 650 000 on Feb 15, 2024  
 €4 300 000 on Sep 25, 2024











