

## 247m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

Commercial unit in Agioi Omologites, in the heart on Nicosia commercial center.

The property has a size of approximately 247 sq.m. and was being used as a cafe/restaurant/bar. On the ground floor is divided to an open plan bar and dining area, a kitchen and a storage area.

Additionally, it offers a mezzanine of approximately 123 sq.m. comprised of toilets, storage area which is accessed through an internal staircase, outdoor covered area of approximately 17 sq.m. and uncovered area of approximately 93 sq.m.

Furthermore the asset offers a storage area on the basement of approximately 2 sq.m., 1 covered parking space an additional 11 covered parking spaces on the 2nd basem...

### Property Info

### Plot / Area Info

Covered Area **247**

### Additional info

Reference Number	<b>44518</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>

### Amenities

- Storage room

### Location

**Location:** Agioi Omologites Region: **Nicosia**

## Price: €825 000 + VAT

VAT for this property is **€86,608** or **€156,750**. 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>~€29 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 340.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€1 275 000 on May 23, 2024

€825 000 on Oct 23, 2024





