

## 251m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

A corner retail unit located in Agioi Omologites, in the heart of Nicosia commercial center.

The property extends to an area of approximately 251 sq.m. and was previously being used as a restaurant. It is divided to an open plan area, storage area, a kitchen, and toilets.

The mezzanine of approximately 135 sq.m. is divided to an open plan area, men's, women's toilets, changing rooms and staff toilets with shower, a storage area and a kitchen. Additionally, the asset offers 28sq.m. of covered outdoor areas and 120sq.m. uncovered areas.

Furthermore the asset offers six covered parking spaces on the basement and seven covered parking spaces on the 2nd basement, and it a...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **251**

Reference Number **44519**

Property type **Other Commercial**

Condition **Pre-Owned**

Construction Year **1991-2000**

### Amenities

- Storage room

### Location

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

## Price: €790 000 + VAT

VAT for this property is **€84,004** or **€150,100**. 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>~€28 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 147.00/m²</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

€1 350 000 on May 23, 2024

€790 000 on Oct 23, 2024







