

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

A mixed-use building in Agioi Omologites quarter in Nicosia Municipality.

The building consists of two levels of basement, 5 offices and a shop on the ground floor, and offices on the remaining six floors. Part of the building is tenanted: Ground floor retail unit and offices no. 1,2,4, in addition to offices on 1 -4 floors.

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

Part of the building is not owned by Gordian Holdings: Ground floor offices no. 1 and 5, in addition to office on the 1st floor. It holds a premium location with high visibility, in Nicosia Business Centre. It offers excellent proximity to all amenities, public servi...

### Property Info

Covered Area	<b>2130</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1501</b>
-----------	-------------

### Additional info

Reference Number	<b>36533</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>

### Amenities

- Air Conditioning

### Location

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

## 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 019.00/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>

Phone: **+35725310243, +35770000889**

## Price change history

€4 650 000 on May 26, 2024

€4 300 000 on Oct 24, 2024







