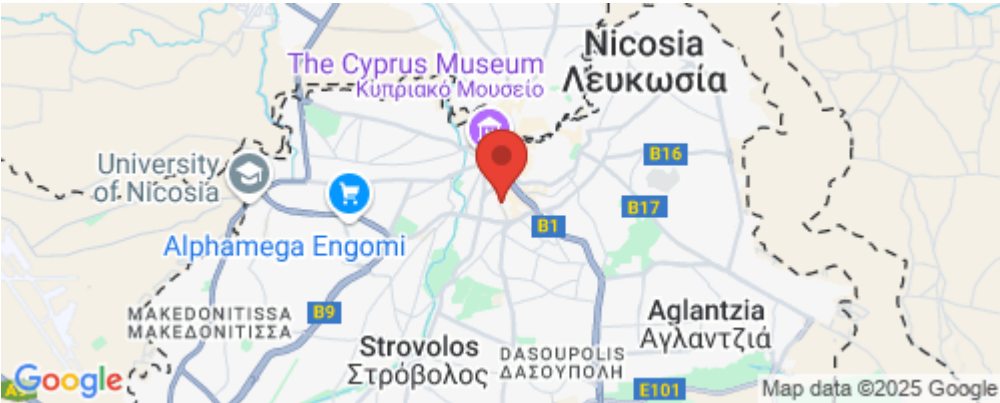


890m² Building for Sale in Agioi Omologites, Nicosia District

Commercial building in Nicosia city center for sale.



The area of the plot is 784 m2. The building has approximately 890m2 and it consists of a basement of 230 m2, two shops (126 m2 and 94 m2 plus mezzanines) and four apartments, two on each floor (two of 126 m2 with 3 bedrooms, facing the road, and two of 94 m2 with 2 bedrooms, on the northeast side of the building). The is also two shops; the larger shop is facing the road and the smaller one is behind the building’s staircase, with access from the driveway on the southeast of the plot. Behind the building there is empty space, which accommodates the parking of 13 cars. The building is completely vacant.

The plot is i...

Property Info		Plot / Area Info		Additional info	
Covered Area	890	Plot area	784	Reference Number	52800
Energy Efficiency	In Progress			Property type	Building
				Condition	Pre-Owned
Amenities	Location				
		Location: Agioi Omologites		Region: Nicosia	
		Coordinates: 35.165609074352 / 33.357759221308			

**Price: €2 200 000 + VAT**

VAT for this property is **€366,090** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 472.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

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License number	<b>571/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€2 200 000 on Jun 7, 2024

