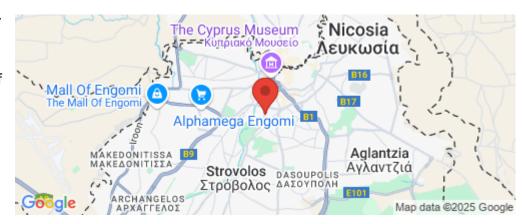


## 710m<sup>2</sup> Office for Sale in Agioi Omologites, Nicosia District

The property is located in Agioi Omologites, Nicosia district, approximately 200 meters south of the traffic lights connecting Dimostheni Severi Avenue with Griva Digeni Avenue. The property is a shop located on ground floor 270sqm with mezzanine 440sqm. The ground floor consists of an open plan office, other offices, meeting room, and toilets. The mezzanine consists of an open plan office, other offices, meeting room, kitchen and toilets The property falls within a duel Zone K $\alpha$ 2 (50%), with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction and Zone E $\beta$ 2 (50%) , with a building coefficient of 180%, coverage of 50%, and permission f...



Property Info		Plot / Area Info	Additional info	
			Reference Number	23309
Covered Area	710		Property type	Office
			Condition	Pre-Owned

Amenities Location

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

Coordinates: **35.161559** / **33.3539093** 



Price: €800 000 + VAT

VAT for this property is €128,338 or €152,000. 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 Excluded

Title transfer fee ~€28 600.00

Price per SQM €1 127.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

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## **Price change history**

€800 000 on Aug 1, 2024









