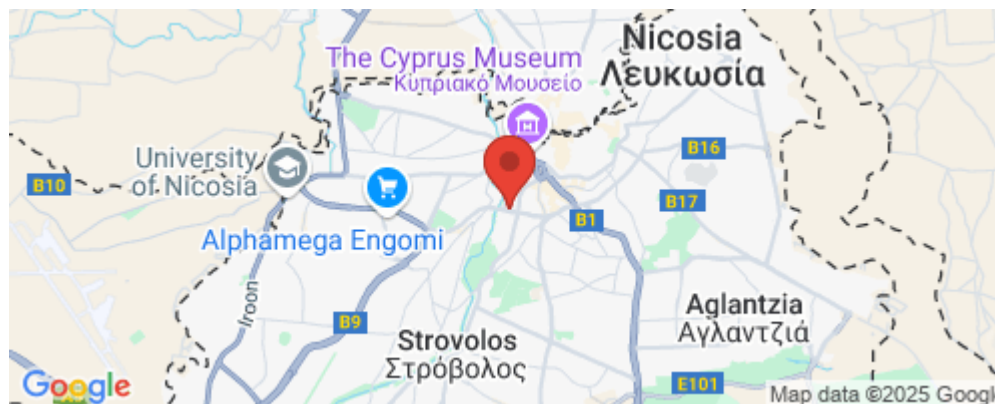


## 2130m<sup>2</sup> Building for Sale in Agioi Omologites, Nicosia District

Mixed use Building for Sale in a central location in Agioi Omologites, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center.



The building consists of two levels of basement, 5 offices and a shop on the ground floor, and offices on the remaining six floors. It has a covered area of 2,130sqm.

Is noted that part of the building is tenanted and another part of the building is not available for sale. The part of the building that is vacant is: Two offices on the ground floor and offices on 5th and 6th floor.

The asset holds a p...

### Property Info

Covered Area	<b>2130</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **1501**

### Additional info

Reference Number	<b>30700</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Agioi Omologites      Region: **Nicosia**  
**Coordinates:** **35.163958 / 33.352812**

## 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>
		Price per SQM	<b>€2 019.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€4 650 000 on Aug 9, 2024

€4 300 000 on Nov 2, 2024









