

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

- ✓ Located in the heart of Nicosia, adjacent to Nikis and Griva Digeni Avenues junction.
- ✓ Total area 386 m<sup>2</sup>
- ✓ Exclusive right of use of a 148 m<sup>2</sup> pavement
- ✓ 12 parking spaces
- ✓ An ideal investment opportunity.

The asset was acquired by Themis Portfolio Management Holdings Limited within the restructuring framework provided for in the Cyprus tax legislation. We recommend that you seek independent advice regarding any property transfer fees that may be applicable.

### Property Info      Plot / Area Info

Covered Area **251**

### Additional info

Reference Number **38356**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Agioi Omologites      Region: **Nicosia**  
**Coordinates:** **35.162699 / 33.358469**

## Price: €1 650 000 + VAT

VAT for this property is **€175,452** or **€313,500**. 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 Price per SQM	<b>~€62 600.00</b> <b>€6 574.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 650 000 on Aug 9, 2024



