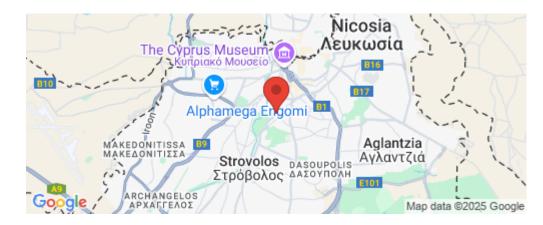


## 3954m<sup>2</sup> Building for Sale in Agioi Omologites, Nicosia District

Commercial 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 has five floors, of which the first, second, third and fourth floors are tenanted and a basement. The basement consists of auxiliary spaces, parking spaces and EAC substation.

The ground floor and mezzanine consist of office spaces, auxiliary spaces and covered parking spaces.

The first floor is divided in two parts and is tenanted by two different tenants. Both parts consist of a rec...

Property Info		Plot / Area Info		Additional info	
Covered Area	3954	Plot area	2400	Reference Number	41773
Furnishing	Unfurnished			Property type	Building
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Pre-Owned</b>

Amenities Location

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

Coordinates: 35.158839 / 33.35322



Price: €11 310 000 + VAT

VAT for this property is €2,088,832 or €2,148,900. 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.

2/4

VAT Excluded

Title transfer fee ~€449 000.00

Price per SQM €2 860.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€11 507 000 on Aug 9, 2024 €11 310 000 on Feb 14, 2025













