


## 1060m<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 property is a six-storey commercial building in Agioi Omologites, Nicosia municipality. The ground floor consists of a retail store with a mezzanine. The upper five floors are similar each consisting of office space, a kitchenette and toilets. The building has a covered area of 1,060sqm, covered verandas of 94sqm, a mezzanine of 117sqm, uncovered verandas of 64sqm and a basement of 359sqm used as parking spa...

### Property Info

Covered Area **1060**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **607**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **42180**  
 Property type **Building**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Agioi Omologites Region: **Nicosia**  
**Coordinates: 35.162913996954 / 33.362066434265**

## Price: €2 400 000 + VAT

VAT for this property is **€408,453** or **€456,000**. 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>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 264.00/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

€2 700 000 on Aug 9, 2024

€2 400 000 on Nov 2, 2024



