


## 559m<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 consists of four shops on the ground floor and an office on the first floor. Shop 1 has a covered area of 44sqm and shops 3, 4 and 5 have a covered area of 246sqm. The office has an area of 269sqm. The plot has an area of 722sqm.

It should be noted that the property is Partly Occupied.

### Property Info

Covered Area **559**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **722**

### Additional info

Reference Number **42181**  
 Property type **Building**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Agioi Omologites Region: **Nicosia**  
 Coordinates: **35.160596889919 / 33.356565865082**

## Price: €825 000 + VAT

VAT for this property is **€125,757** or **€156,750**. 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>~€29 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 476.00/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>
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## Price change history

€1 150 000 on Aug 9, 2024  
 €1 100 000 on Aug 25, 2024  
 €900 000 on Nov 2, 2024  
 €825 000 on Sep 27, 2025



