


## 315m<sup>2</sup> Office for Sale in Agioi Omologites, Nicosia District

Ground floor Office and a Basement for sale 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 ground floor office and a basement in a three-storey building in Agioi Omologites, Nicosia Municipality. The office has an internal area of 315sqm and the basement has an area of 298sqm. It occupies the entire ground floor of the building and it is separated into 13 offices, a storage space and a kitchenette. The basement consists of a one-bedroom apartment and four storage units. The building compris...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>315</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

Plot area **734**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>43294</b>     |
| Property type    | <b>Office</b>    |
| Condition        | <b>Pre-Owned</b> |

### Amenities

#### Location

**Location:** Agioi Omologites

Region: **Nicosia**

Coordinates: **35.159975448775 / 33.370217338989**

## Price: €450 000 + VAT

VAT for this property is **€55,500** or **€85,500**. 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 | <b>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 429.00/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

€450 000 on Aug 9, 2024





