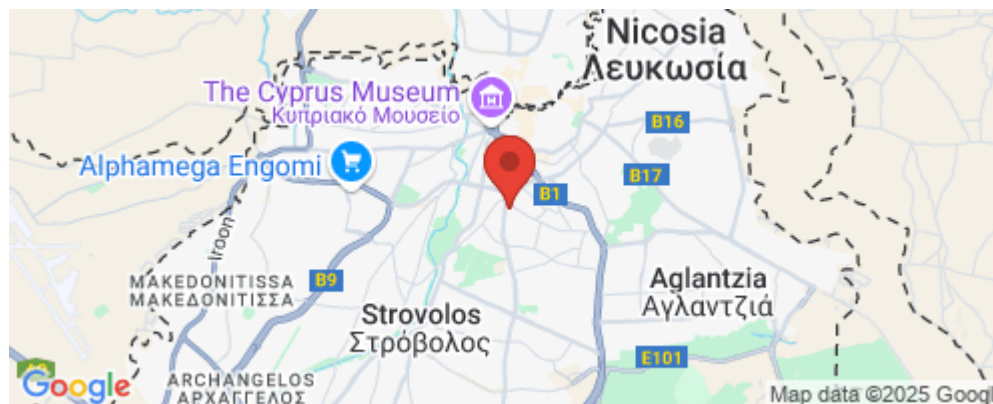


## 90m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

The asset consists of two unified shops in Agioi Omologites. It is located just off Kennedy avenue, in the heart of Nicosia's commercial activity. The property is part of a 6-storey commercial building known as "Athienitis Tower" consisting of 21 offices and 11 retail units. As unified, the shops have an internal area of 90sqm, 46sqm mezzanine and 4sqm covered verandas. The shop is currently rented and used as a coffee shop. The property has the exclusive right of use of an external yard and two parking spaces on the ground floor. The shops have separate title deeds.



### Property Info

### Plot / Area Info

Covered Area **90**

### Additional info

Reference Number **47921**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Agioi Omologites

Region: **Nicosia**

Coordinates: **35.160291753607 / 33.359076786455**

## Price: €190 000 + VAT

VAT for this property is **€9,500** or **€36,100**. 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>~€4 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 111.00/m²</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: +35724003723			

## Price change history

€190 000 on Aug 10, 2024

