


## 853m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

Mixed- Use 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 four-storey mixed-use building with basement in Agioi Omologites, Nicosia Municipality. The building consists of a shop with a mezzanine on the ground floor and three (3) apartments on the above floors (one apartment per floor). The apartments on the upper floors have internal areas of 238sqm, 229sqm and 163sqm respectively.

The ground floor has an internal area of 223sqm with a mezzani...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>853</b>	Plot area	<b>536</b>	Reference Number	<b>47993</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
				View	<b>City view</b>

Amenities	Location	
	<b>Location:</b> Agioi Omologites	Region: <b>Nicosia</b>
	Coordinates: <b>35.16158611 / 33.36261009</b>	

## Price: €1 100 000 + VAT

VAT for this property is **€181,919** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 290.00/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

€1 260 000 on Aug 10, 2024

€1 100 000 on Sep 26, 2024



