

## 251m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

An exceptional investment opportunity in Nicosia's vibrant commercial center, this prime corner retail unit is ideally situated in Agioi Omologites, offering high visibility and excellent accessibility. Property Overview: • Total Built Area: ~251 sq.m. • Energy Category: C • The property has acquired a separate title deed. Layout Details: Ground Floor: • Spacious open-plan layout • Fully equipped kitchen facilities • Storage room • Guest restrooms Mezzanine (Approx. 135 sq.m.): • Additional open-plan space • Men's and women's restrooms • Changing rooms • Staff restrooms with shower • Second kitchen • Extra storage space Outdoor Spaces: • Covered Area:...



### Property Info

### Plot / Area Info

### Additional info

Covered Area **251**

Reference Number **22423**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Agioi Omologites Region: **Nicosia**  
Coordinates: **35.1627538 / 33.3587072**

## Price: €790 000 + VAT

VAT for this property is **€84,004** or **€150,100**. 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>~€28 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 147.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€790 000 on Aug 29, 2024







