

## 247m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

Located in the heart of Nicosia's thriving commercial center, this well-positioned commercial unit in Agioi Omologites presents an exceptional opportunity for businesses in the hospitality or lifestyle sector. Previously operated as a café, restaurant, and bar, the space is move-in ready and adaptable for a wide range of uses. Property Overview • Total Internal Area: Approx. 247 sq.m. • Mezzanine Level: Approx. 123 sq.m. • Outdoor Areas: o Covered: 17 sq.m. (exclusive use) o Uncovered: 93 sq.m. (exclusive use) • Basement Storage: Approx. 2 sq.m. • Parking: 12 covered parking spaces o 1 space at ground level o 11 spaces in the s...

### Property Info

### Plot / Area Info

Covered Area **247**

### Additional info

Reference Number **22449**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Agioi Omologites Region: **Nicosia**  
Coordinates: **35.1625652 / 33.3572588**

## Price: €825 000 + VAT

VAT for this property is **€86,608** 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>€3 340.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|                                   |              |            |                         |
|-----------------------------------|--------------|------------|-------------------------|
| Registration number               | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                    | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: +35770003020, +35725346402 |              |            |                         |

## Price change history

€825 000 on Aug 29, 2024









