

## 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 Price per SQM	<b>~€29 600.00</b> <b>€3 340.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€825 000 on Aug 29, 2024





