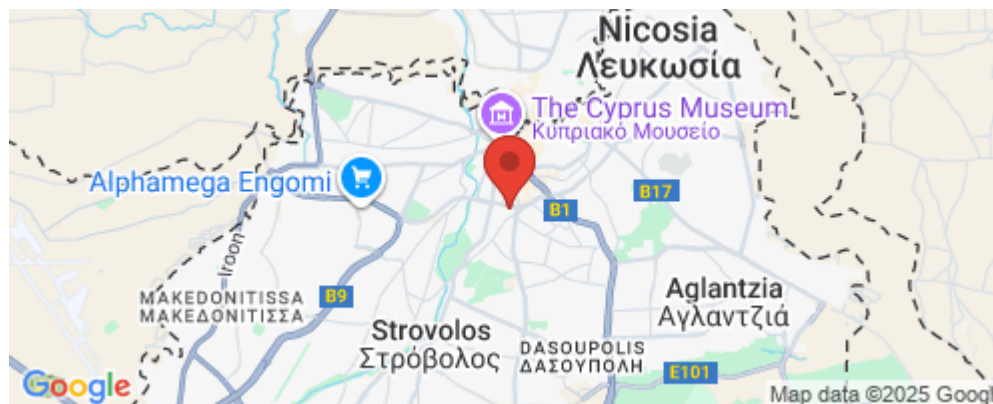


247m² Commercial for Sale in Agioi Omologites, Nicosia District

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	Excluded	Title transfer fee	~€29 600.00	Common expenses	None
		Price per SQM	€3 340.00/m²		

Representative: Kazo Real Estate

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

Price change history

€825 000 on Aug 29, 2024

