

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

This commercial unit is located in the vibrant Agioi Omologites area, right in the heart of Nicosia’s bustling commercial center.

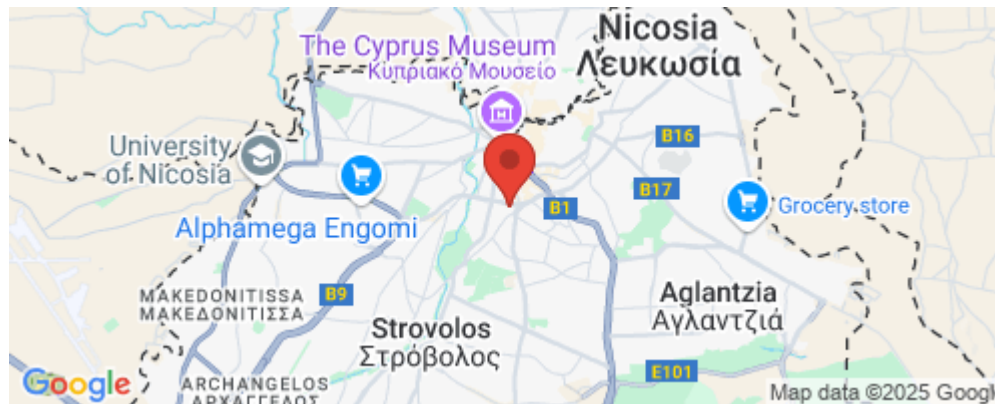
With a total size of approximately 247 sq.m., the property was previously operated as a cafe, restaurant, and bar.

The ground floor features a spacious open-plan bar and dining area, a fully equipped kitchen, and a storage area.

The property also includes a mezzanine level of about 123 sq.m., which houses restrooms and additional storage space, all accessible via an internal staircase.

Outdoor amenities consist of a covered area of approximately 17 sq.m. and an uncovered area of 93 sq.m.

Additionally, there is a basement stor...



### Property Info

Covered Area **247**

### Plot / Area Info

### 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

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## Price change history

€825 000 on Aug 29, 2024

