

520m² Building for Sale in Agios Dometios, Nicosia District

A prime location property opportunity in Agios Dometios, Nicosia. This corner plot is 930 square meters with 60 meter two-road frontage, and it is located very close to the city center areas. Situated in the Εβ3 planning zone, this plot offers a building density of 160%, permitting 1488 square meters of buildable area across six floors. Its zone allows for a mixed-use development, ideal for commercial and residential or office spaces. With the potential to build ground-floor shops and upper-level flats or offices. Within the plot there is a 520 square meters building used in the past as offices. Energy Category: D



Property Info

Plot / Area Info

Additional info

Covered Area	520	Plot area	930	Reference Number	22874
				Property type	Building
				Condition	Pre-Owned

Amenities

Location

Location: Agios Dometios                      Region: Nicosia  
Coordinates: 35.1687996 / 33.338624

## Price: €810 000 + VAT

VAT for this property is **€121,188** or **€153,900**. 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>~€29 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 558.00/m²</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>
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## Price change history

€940 000 on Aug 29, 2024  
 €810 000 on Sep 27, 2024



























