

## 1698m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

An exceptional investment opportunity in a whole commercial building located in Agios Dometios, Nicosia. This is an ideal property either for own usage or high yield producing asset. The building consists of a basement with parking spaces and storage facilities, retail unit on the ground floor with auxiliary mezzanine area and 4 floors comprising of office spaces. The retail unit is currently used by Hellenic bank and will be vacated. The basement is accessed via a ramp from the north side of the building and consists of 36 parking spaces, various storage spaces, and engine rooms. The ground floor consists of a small single office space in the western part, the central entrance of the...

### Property Info

Covered Area **1698**  
Covered Veranda **200**

### Plot / Area Info

Plot area **2170**

### Additional info

Reference Number **23827**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2009**

### Amenities

### Location

**Location:** Agios Dometios Region: **Nicosia**  
Coordinates: **35.1713142 / 33.3394086**

## Price: €5 400 000 + VAT

VAT for this property is **€959,216** or **€1,026,000**. 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>~€212 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 180.00/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

€5 500 000 on Oct 1, 2024  
 €6 065 000 on Oct 6, 2024  
 €5 725 000 on May 22, 2025  
 €5 400 000 on Dec 4, 2025

