

## 559m<sup>2</sup> Building for Sale in Agioi Omologites, Nicosia District

Reference ID: #SA35285 Price details: €900,000 The property is a corner commercial building in prime location Agioi Omologites. The avenue has been revamped recently with new pavements, benches, and on-street parking spaces. The plot has an area of 722sqm and an additional area of 596sqm unutilised building density. The building consists of three shops on the ground floor and offices on the first floor. The shops 1 and 2 have a covered area of 246sqm and the shop 3 has a covered area of 44sqm. The offices on the 1st floor have an area of 269sqm. The property offers close proximity to all amenities and excellent access to the center of Nicosia. Energy Performance Certificate for office: Ener...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**559**

Plot area

**722**

Reference Number

**SA35285**

Property type

**Building**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Agioi Omologites

Region: **Nicosia**

Coordinates: **35.160799652033 / 33.356711362156**

## Price: €900 000 + VAT

VAT for this property is **€137,190** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 610.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€900 000 on Oct 11, 2024

