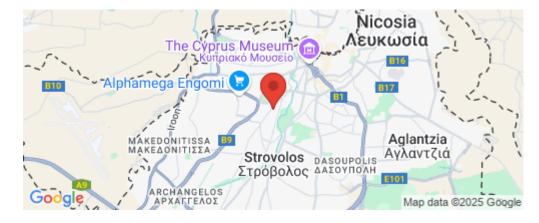
95m² Commercial for Sale in Agioi Omologites, Nicosia District

Shop with mezzanine at a prime location in Agious Omologites, Nicosia.



The ground floor comprises of an open plan area of approximately 93 sq.m. Additionally, the shop offers a mezzanine of 46 approximately sq.m which consists of a kitchen, toilet and a utility room. Furthermore it has an exclusive right of a parking space with no.17 at the ground floor.

The property falls within a duel Zone K α 3(51%), with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction and Zone E β 3(49%), with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction.

There is a separate title deed for th...

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Property Info	Plot / Area Info		Additional info	
Covered Area	95		Reference Number Property type	53928 Other Commercial
Energy Efficienc	y in Progress		Condition Construction Year	Pre-Owned 1990 and older
Amenities	Location			
	Location: Agioi Omologites Coordinates: 35.158908874657 / 33.343	Region: Nicosia 3596103005		
May 19, 2025		1/4	https://index.cy/sale/4650126	



Price: €210 000 + VAT

VAT for this property is €10,500 or €39,900. 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	Excluded	Title transfer fee Price per SQM	~€5 000.00 €2 211.00/m²	Common expenses	None		
Representative: NCH Real Estate							

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A

Phone: +35722424203, +35777770532

Price change history

€210 000 on Oct 11, 2024

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