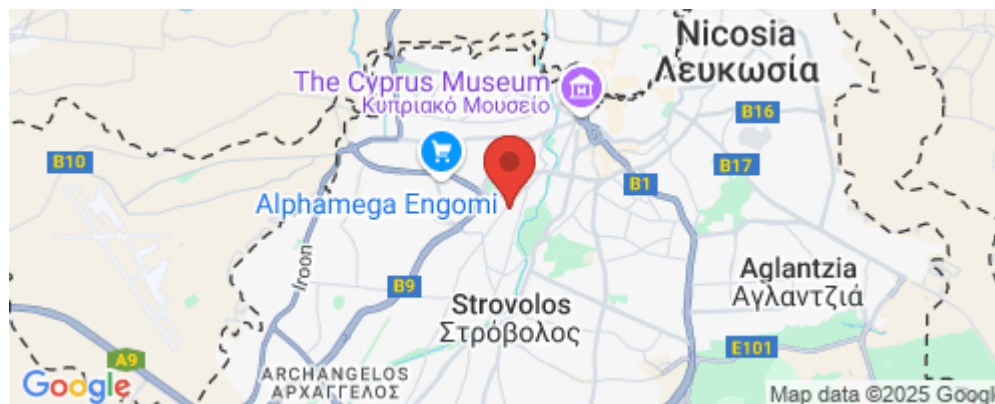


## 95m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

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 dual Zone Kα3(51%), with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction and Zone Eβ3(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...

### Property Info

Covered Area **95**  
Energy Efficiency **In Progress**

### Plot / Area Info

### Additional info

Reference Number **53928**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

### Location

**Location:** Agioi Omologites  
**Coordinates:** **35.158908874657 / 33.343596103005**

**Region:** **Nicosia**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€5 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 211.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€210 000 on Oct 11, 2024

