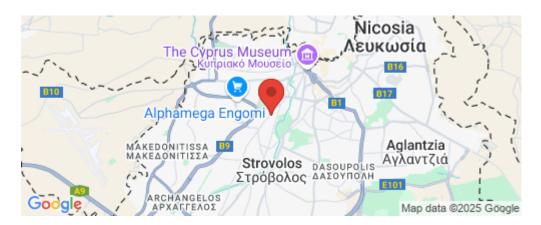


95m² Commercial for Sale in Agioi Omologites, Nicosia District

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 $K\alpha3(51\%)$, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction and Zone $E\beta3(49\%)$, 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...

Covered Area 95

Energy Efficiency In Progress

Additional info

Reference Number 53928

Property type **Other Commercial**

Condition **Pre-Owned**

Construction Year 1990 and older

Amenities Location

Location: Agioi Omologites Region: **Nicosia**

Coordinates: **35.158908874657** / **33.343596103005**



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.

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VAT	Excluded	Title transfer fee	~ € 5 000.00	Common expenses	Nama
		Price per SQM	€2 211.00/m²		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

















