


## 4661m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

Commercial Building for sale in Agios Dometios area, Nicosia. The property is located in busy commercial road within very close proximity to the city center, approximately 2km from the motorway, approximately 1km from Agios Dometios centre. 

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 an organization 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 ...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**4661**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**2170**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**48276**  
**Building**  
**Pre-Owned**  
**City view**

### Amenities

- Elevator

### Location

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

Region: **Nicosia**

## Price: €5 400 000 + VAT

VAT for this property is **€1,001,670** 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>€1 159.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€6 065 000 on Oct 18, 2024  
€5 400 000 on Dec 12, 2025

