

## 502m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

Mixed used bulding in Agios Dometios, Nicosia. Making it a unique investment opportunity. It was constructed in 1967 and is ideal for both commercial and residential use.



It consists of two (2) shops on the ground floor and three (3) apartments on the upper floor with, there are a total of 5 bedrooms., offering spacious and functional units. The building is fully operational for various professional and residential needs.

The location of the building is prime, with direct access to main roads and all essential services in the area, offering high commercial value and convenience for transportation.

### Property Info

Covered Area **502**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **50299**  
Property type **Building**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Agios Dometios Region: **Nicosia**  
**Coordinates:** **35.17781569682 / 33.334577309949**

## Price: €495 000 + VAT

VAT for this property is **€73,343** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€986.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealstate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€495 000 on Feb 13, 2025

















