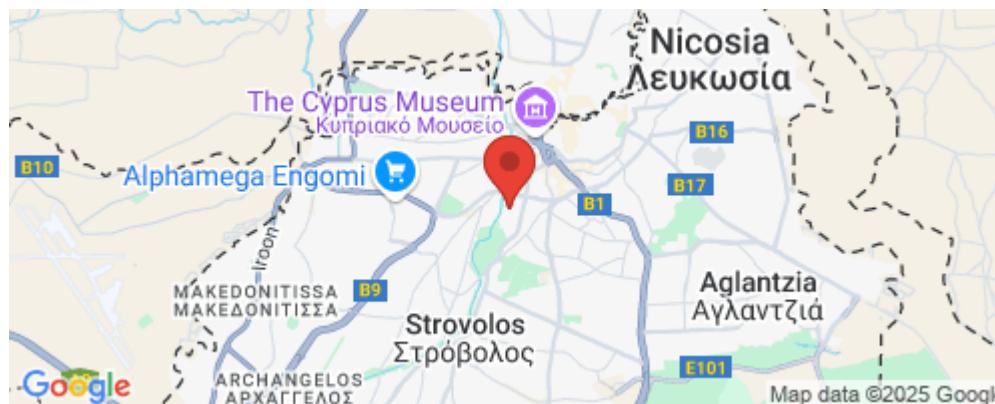


## 725m<sup>2</sup> Commercial for Sale in Agioi Omologites, Nicosia District

- Covered Areas 725m<sup>2</sup>
- Mezzanines 164m<sup>2</sup>
- Basement 251m<sup>2</sup>
- Covered Verandas 21m<sup>2</sup>
- 4 Covered & 17 Uncovered Parking Spaces
- Close to several amenities



Shop 1 is unified with Shop 2 comprises of a 32m<sup>2</sup> ground floor and an 18m<sup>2</sup> mezzanine. It has the exclusive right of use of one covered parking space in the basement.

Shop 2 comprises of a ground floor area of 278m<sup>2</sup>, storage room in the basement of 251m<sup>2</sup> and a mezzanine of 146m<sup>2</sup>. It has the exclusive right of use of 17 uncovered parking spaces on the ground floor and of three covered parking spaces in the basement.

### Property Info

### Plot / Area Info

Covered Area **725**

### Additional info

Reference Number **12694**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Agioi Omologites

Region: **Nicosia**

Coordinates: **35.161627699894 / 33.351570099094**

## Price: €730 000 + VAT

VAT for this property is **€117,555** or **€138,700**. 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>~€25 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 007.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€730 000 on Jul 2, 2025

