

## 328m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

Reference ID: #19593 Price details: €557,000 This asset is commercial building in Agios Dometios, Nicosia. The asset comprises of: -A shop of 115sqm with a 56sqm mezzanine. -A shop of 56sqm with a 29sqm mezzanine. -A shop of 72sqm. The immediate area of the property comprises of commercial residential developments in the side streets. The area enjoys easy access to the centre of Nicosia. The asset falls within commercial planning zone Eβ3, with building density coefficient of 160%, coverage coefficient 50%, in 6 floors and a maximum height of 24m.

### Property Info

Covered Area	<b>328</b>
Covered Veranda	<b>85</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>619</b>
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### Additional info

Reference Number	<b>19593</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Agios Dometios Region: **Nicosia**

## Price: €557 000 + VAT

VAT for this property is **€70,168** or **€105,830**. 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>~€18 880.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 698.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€557 000 on Oct 19, 2023

