

## 5124m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

A commercial building for sale in Agios Dometios, Nicosia. 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 a bank 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 a small single office space in the western part, the central entrance of the building and the rest of the section which consists of the bank branch including a large single customer service area with cash registers...

### Property Info

|                  |             |
|------------------|-------------|
| Covered Area     | <b>5124</b> |
| Heating          | <b>Yes</b>  |
| Air Conditioning | <b>Yes</b>  |

### Plot / Area Info

Plot area **2170**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>60649</b>     |
| Property type     | <b>Building</b>  |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Storage room

### Location

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

## Price: €5 725 000 + VAT

VAT for this property is **€1,064,287** or **€1,087,750**. 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>~€225 600.00</b> | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 117.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|                                          |              |            |                                                                    |
|------------------------------------------|--------------|------------|--------------------------------------------------------------------|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |                                                                    |

## Price change history

€5 725 000 on Oct 31, 2025

