

## 2764m<sup>2</sup> Commercial for Sale in Lakatamia, Nicosia District

An incomplete light industrial workshop located in Lakatamia. The property is comprised of a ground floor of approximately 925 sq.m. a mezzanine level of 400 sq.m. and a basement of 1439 sq.m. The asset has a great visibility from the main road. Extra informations Landlot area 1.853sqm Total building size 2.764sqm Enclosed area size 2.764sqm Energy class Pending issuance Planning characteristics Zone 1 Planning zone B62 Max density ratio 50 Max height in meters 5.5 Max coverage ratio 50 Max number of floors 1 Affected percentage 100 Ημιτελής αποθήκη εργοστάσιο ελαφριάς βιομηχανίας στη Λακατάμια. Το ακίνητο αποτελεί...

### Property Info

Covered Area  
Total Number of Floors

**2764**  
**1**

### Plot / Area Info

Plot area **1853**

### Additional info

Reference Number  
Property type  
Condition

**VL21783**  
**Other Commercial**  
**Brand New**

### Amenities

### Location

**Location:** Lakatamia Region: **Nicosia**

## Price: €1 195 000 + VAT

VAT for this property is **€217,971** or **€227,050**. 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>None</b>                  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€432.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€1 195 000 on Nov 2, 2023





