

## 600m<sup>2</sup> Building for Sale in Dali, Nicosia District

Two storey building in an excellent location in Agios Constantinos Eleni in Dali Municipality in Nicosia District. The property is ideally situated close to many amenities and services. In addition it has excellent access to the industrial areas of Dali and Latsia Municipalities and the motorway. The building was constructed in 2009 it is in a very good state of condition and consists of a ground floor shop with mezzanine level one upper floor with offices and a basement with parking spaces. The area of the shop is 340 sqm approx. the mezzanine 220 sqm approx. the floor 260 sqm approx. the covered veranda 75 sqm approx. and the basement 557 sqm approx. . According to the planning permit t...

### Property Info

Covered Area	<b>600</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>1253</b>
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### Additional info

Reference Number	<b>VL17640</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>

### Amenities

- Balcony

### Location

**Location:** Dali Region: **Nicosia**

## Price: €1 350 000 + VAT

VAT for this property is **€209,250** or **€256,500**. 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>€2 250.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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## Price change history

€1 350 000 on Nov 4, 2023

