

## 3650m<sup>2</sup> Building for Sale in Nicosia - Kaimakli

Six storey commercial building in a central and lively location in Kaimakli Quarter in Nicosia Municipality at a distance of 140 meters approx. northwest of BATA roundabout. The property is ideally situated close to a plethora of amenities and services such as supermarkets schools restaurants shops etc. In addition it enjoys excellent access to the city center. The level of construction and maintenance of the building is excellent. It consists of two basements ground floor mezzanine and five upper floors. The two basements consist of 78 parking spaces and 35 storages. The ground floor consists of a shop with mezzanine. The upper floors consist of office spaces. The area of the internal sp...

### Property Info

Covered Area **3650**  
 Energy Efficiency **C**

### Plot / Area Info

Plot area **1998**

### Additional info

Reference Number **VL17638**  
 Property type **Building**  
 Condition **Brand New**

### Amenities

- Balcony

### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €7 000 000 + VAT

VAT for this property is **€1,289,726** or **€1,330,000**. 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>€1 918.00/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

€7 000 000 on Nov 4, 2023

