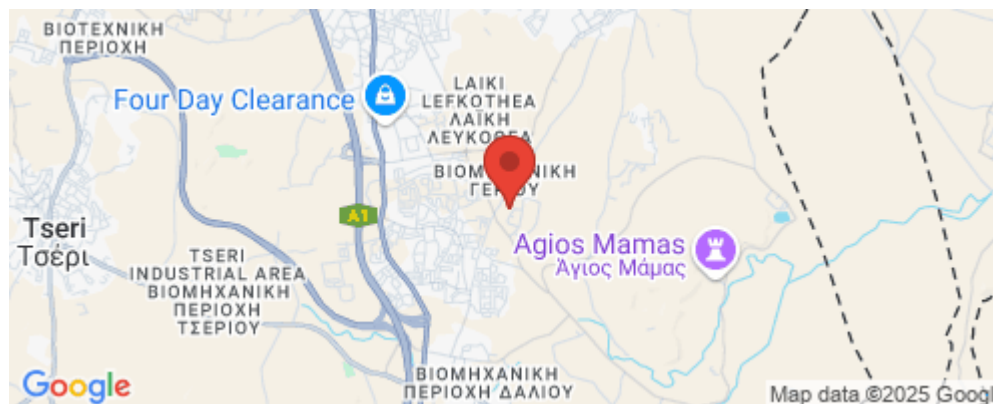


## 880m<sup>2</sup> Building for Sale in Nicosia District

The property concerns a share of 45.48% of an industrial building in Dali. The share corresponds to two unified warehouses. It is located in the Industrial Area of Dali, at a distance of 500m from Kalithea residential area and 2,5km from Nicosia- Limassol highway.



Internally the warehouse consists of a large open space area with a mezzanine and administrative areas. The administrative areas comprise offices, WCs and a kitchen. Moreover, there is a lift to transfer goods and materials to and from the mezzanine.

It has a covered area of 880sqm, mezzanine of 520sqm and administrative area of 150sqm. The unit is vacant and there is a distribution agreement in place.

The...

### Property Info

Covered Area **880**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **8163**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2012**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.075272652295 / 33.402885676694**

## Price: €930 000 + VAT

VAT for this property is **€154,507** or **€176,700**. 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>~€33 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 057.00/m²</b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€1 070 000 on Nov 22, 2023

€930 000 on Mar 11, 2025



















