

## 1392m<sup>2</sup> Building for Sale in Nicosia - Kaimakli

Reference ID: #SA32960 Price details: €1,450,000 The property is located in Kalimakli Quarter, Nicosia district. The ground floor of the building consists of a showroom, 9 offices, archive room, strong room, kitchen, toilets and storage. The first floor consist of 5 offices, a conference room and toilets. Externally, there are covered and uncovered parking spaces. Current planning zone's permitted usages include university dorms. The Mixed Use Building was constructed approximately in 1974. The property falls within Zone EP6



### Property Info

Covered Area **1392**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **2532**  
Parking **Yes**

### Additional info

Reference Number **SA32960**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Nicosia - Kaimakli  
**Coordinates:** **35.180466449665 / 33.394495881048**

Region: **Nicosia**

## Price: €1 450 000 + VAT

VAT for this property is **€253,625** or **€275,500**. 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>~€54 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 042.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€1 750 000 on Dec 23, 2023

€1 450 000 on Apr 5, 2024

