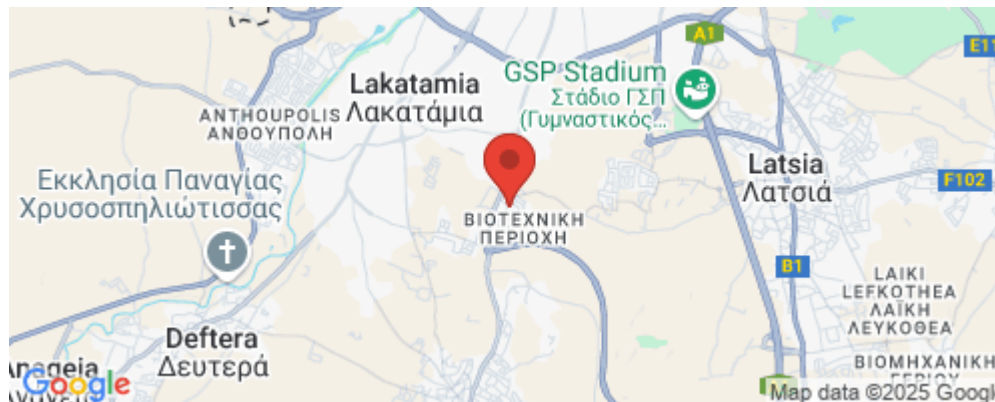


## 829m<sup>2</sup> Commercial for Sale in Lakatamia, Nicosia District

Reference ID: #SA32953 Price details: €610,000 Two unified industrial warehouses in one of Cyprus's most popular industrial areas, located within Lakatameia Municipality in Nicosia District. They are located at a distance of approximately 650 meters north from Spyrou Kyprianou Avenue (Nicosia ring road) and approximately 200 meters east from the Tseri Avenue. The industrial area benefits from having direct access onto the main motorway network with great connectivity and easy access to all cities. Additionally, this area has easy access to the Nicosia city. The warehouses (No 3 & 4) have been unified and used as a single unit. They were constructed around the year 2009 and consists of an...



### Property Info

Covered Area	<b>829</b>
Covered Veranda	<b>276</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA32953</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2009</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Lakatamia  
**Coordinates:** **35.102335773603 / 33.330935229841**

Region: **Nicosia**

## Price: €610 000 + VAT

VAT for this property is **€100,448** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€736.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€700 000 on Dec 23, 2023

€610 000 on Apr 5, 2024

