

## 6253m<sup>2</sup> Commercial for Sale in Dali, Nicosia District

This asset is an industrial warehouse in Dali Industrial Area, Nicosia.



The asset comprises of a warehouse and an administrative building.

The warehouse has a ground floor area of c. 6,253sqm and a c. 157sqm first floor. It consists of warehouses, chiller rooms and a retail area.

The administrative building comprises of c. 795sqm as a ground floor and a c. 792sqm first floor.

The asset is currently leased.

The immediate area of the property is a well-developed industrial area with easy access to the motorway.

The asset falls within industrial planning zone Î±3, with building density coefficient of 100%, coverage coefficient 60% and 2 floors...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **6253**

Reference Number **1068**

Property type **Other Commercial**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Dali

Region: **Nicosia**

Coordinates: **35.0195632 / 33.4192946**

## Price: €8 680 000 + VAT

VAT for this property is **€1,620,049** or **€1,649,200**. 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>~€343 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 388.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€8 680 000 on Jan 18, 2024

