

## 5757m<sup>2</sup> Commercial for Sale in Dali, Nicosia District

- ✓Total Build Area 5.797m<sup>2</sup>
- ✓Land Area 52.560m<sup>2</sup>
- ✓Office space 2.200m<sup>2</sup>
- ✓Warehouse 1.510m<sup>2</sup>
- ✓Workshop 1.765m<sup>2</sup>
- ✓Training room/Cafeteria 322m<sup>2</sup>

The property concerns an industrial land parcel containing four buildings, in Dali Industrial Area with great access to main traffic routes..

The asset consists of a building with 2.200sqm of office space, a 1.510sqm warehouse, a 1.765sqm workshop and a 322sqm employee cafeteria and training room. The total land area of the asset is 52.560sqm.

The immediate area of the asset is one the best organised industrial areas in Nicosia, where as in the wider area of the asset, large...

### Property Info

Covered Area **5757**

### Plot / Area Info

Plot area **52560**

### Additional info

Reference Number

**1541**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Dali Region: **Nicosia**

## Price: €8 835 000 + VAT

VAT for this property is **€1,646,422** or **€1,678,650**. 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>~€350 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 535.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€8 850 000 on Jan 18, 2024

€8 835 000 on Aug 3, 2024

