

## 2390m<sup>2</sup> Commercial for Sale in Nicosia District

- ✓ Total Build Area 2.390m<sup>2</sup>
- ✓ Land Area 8.315m<sup>2</sup>
- ✓ Reception/offices/conference 270m<sup>2</sup>
- ✓ Production area 2,120m<sup>2</sup>
- ✓ Basement 970m<sup>2</sup>

This asset is a food processing, storage and distribution center in the Nisou industrial area, Nicosia.

The asset comprises of the following areas:

- Management building (of 270sqm) with reception area, offices, conference room, server room, storage area and hygiene facilities.
- Production area (of 2,120sqm) with three loading bays, office/filing room, control room, order preparation area, refrigerators for vegetables, meat, fish, packaging material storage room, sterilization are...

Property Info	Plot / Area Info		Additional info		
Covered Area	<b>2390</b>	Plot area	<b>8315</b>	Reference Number	<b>1542</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.0145628 / 33.3941585</b>

## Price: €5 700 000 + VAT

VAT for this property is **€1,032,916** or **€1,083,000**. 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 Price per SQM	<b>~€224 600.00</b> <b>€2 385.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€5 700 000 on Jan 18, 2024

