

2130m² Building for Sale in Nicosia District

A factory located in the industrial area of Pera Chorio/Nisou, Nicosia district.

Built in 2006 it consists of 2700m² land area, 1200m² ground floor manufacturing area, 600m² mezzanine – heavy duty that can withstand heavy loads, 180m² office space and office kitchen,

150m² auxiliary spaces (manufacturing area toilets, kitchen, storage), 250m² extension possibility (building permit for basement and ground floor was issued a few years ago – needs renewal).

It has 7.50m height (10m in the middle).

Also it comprises loading/unloading ramp, 200kVa Electrical power installed, 30m main street facing side. Plot is fully fenced.

Property Info

Covered Area	2130
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	2700
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Additional info

Reference Number	39599
Property type	Building
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	3

Amenities

- Storage room

Location

Region: **Nicosia**

Price: €1 400 000 + VAT

VAT for this property is **€252,197** or **€266,000**. 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	Excluded	Title transfer fee	~€52 600.00	Common expenses	None
		Price per SQM	€657.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

Price change history

€1 400 000 on May 23, 2024





