

## 2130m<sup>2</sup> 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 2700m<sup>2</sup> land area, 1200m<sup>2</sup> ground floor manufacturing area, 600m<sup>2</sup> mezzanine – heavy duty that can withstand heavy loads, 180m<sup>2</sup> office space and office kitchen,

150m<sup>2</sup> auxiliary spaces (manufacturing area toilets, kitchen, storage), 250m<sup>2</sup> 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	<b>2130</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>2700</b>
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### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€657.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 400 000 on May 23, 2024









