

## 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 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		Plot / Area	Info	Additional info	
				Reference Number	39599
Covered Area	2130			Property type	Building
Heating	Yes	Plot area	2700	Condition	<b>Pre-Owned</b>
Air Conditioning	Yes			Construction Year	2001-2010
				Bathrooms	3

**Amenities** Location

• Storage room 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	Nama
		Price per SQM	€657.00/m <sup>2</sup>		None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	30//E	name	SERVICES LTD	

Phone: +35725310243, +35770000889

## **Price change history**

€1 400 000 on May 23, 2024

















