

## 2283m<sup>2</sup> Building for Sale in Nicosia - Kaimakli

A commercial building formerly used as a supermarket in Kaimakli, Nicosia. It comprises of a ground floor of c. 760sqm with a mezzanine of c. 630sqm, the first floor of 474sqm and a basement of c. 418sqm.

The building is served by two elevators. Additional storage space at the side of the building. The immediate area of it is a well developed industrial area comprising of warehouses, factories and showrooms.

This Avenue is a high traffic road which provides easy access to the neighbouring areas. It falls within two planning zones: -62% of the asset falls into Bα3, with building density coefficient of 100%, coverage coefficient 60%, in 2 floors-38% of the asset falls into Δα3, ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**2283**

Plot area

**1505**

Reference Number

**33773**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1991-2000**

Bathrooms

**3**

### Amenities

- Storage room

### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €1 279 500 + VAT

VAT for this property is **€231,336** or **€243,105**. 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>~€47 780.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€560.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€1 279 500 on May 23, 2024

