

## 800m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Industrial land of 3,206 sq.m. with a ground-floor industrial building of 800 sq.m., has a flat surface and access via a registered road. On its north-west boundary, there is an electrical substation.

The area of development is at least 1,000 sqm the development of independent showroom as well as a superstore for home goods, garden and other related items, DIY type are allowed.

Also in the zone EP6 the development of schools of higher education, leisure centers and cinemas as well as student residences are allowed under circumstances.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**800**

Plot area

**3206**

Reference Number

**47161**

Property type

**Other Commercial**

Condition

**Pre-Owned**

Construction Year

**1991-2000**

Bathrooms

**2**

### Amenities

- Storage room

### Location

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

## Price: €995 000 + VAT

VAT for this property is **€162,931** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 244.00/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

€995 000 on May 24, 2024

