

## 1392m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

The property is located in Kalimakli Quarter and abuts to Poleodomia Street and Phedra street. The ground floor of the building consists of a showroom, 9 offices, archive room, strong room, kitchen, toilets and storage. The first floor consist of 5 offices, a conference room and toilets. Externally, there are covered and uncovered parking spaces. Current planning zone's permitted usages include university dorms. The Mixed Use Building was constructed approximately in 1974. The property falls within Zone ΕΠ6, with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction. Energy Category: Z ☒

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1392</b>	Plot area	<b>2532</b>	Reference Number	<b>23311</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Nicosia - Kaimakli
	Region: <b>Nicosia</b>

Coordinates: **35.180521 / 33.394457**

## Price: €1 410 000 + VAT

VAT for this property is **€246,628** or **€267,900**. 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 Price per SQM	<b>~€53 000.00</b> <b>€1 013.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 450 000 on Aug 1, 2024

€1 516 500 on Nov 1, 2025

€1 410 000 on Jan 9, 2026

















