

1392m² 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	1392	Plot area	2532	Reference Number	23311
				Property type	Other Commercial
				Condition	Pre-Owned

Amenities

Location

Location: Nicosia - Kaimakli Region: Nicosia
Coordinates: 35.180521 / 33.394457

Price: €1 450 000 + VAT

VAT for this property is **€253,625** or **€275,500**. 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	~€54 600.00	Common expenses	None
		Price per SQM	€1 042.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€1 450 000 on Aug 1, 2024



















