

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: €1 410 000 + 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	Excluded	Title transfer fee	~€53 000.00	Common expenses	None
		Price per SQM	€1 013.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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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

















