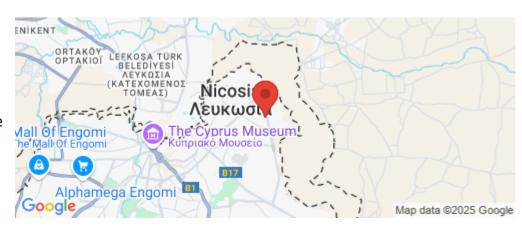


## 1392m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

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 E $\Pi$ 6, 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

Covered Area 1392

Amenities Location

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

Coordinates: 35.180521 / 33.394457

## **Additional info**

Reference Number 23311

Property type **Other Commercial** 

Condition **Pre-Owned** 



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

Price per SQM €1 042.00/m²

Common expenses None

## **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



























