

## 69m<sup>2</sup> Office for Sale in Nicosia - Kaimakli

The property under consideration is a office space (No. 2) situated on the mezzanine floor and it is located in Kaimakli, Nicosia. The property has exclusive right of use of a covered parking space (No. 9) on the ground floor. The property is located approximately 600m southwest from 'BATA' Roundabout, about 470 m northwest from Omorfita Police Station and abuts on to Kantaras Avenue no.4. The property falls within Zone Eβ2, with a building coefficient of 180%, coverage of 50%, and permission for 8 floors (31m) of construction. There is a separate title deed in place. Energy Category: C ☒

Property Info	Plot / Area Info		Additional info		
Covered Area	<b>69</b>	Plot area	<b>2016</b>	Reference Number	<b>23575</b>
				Property type	<b>Office</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Nicosia - Kaimakli
	Region: <b>Nicosia</b> Coordinates: <b>35.1806286 / 33.3849162</b>

## Price: €60 000 + VAT

VAT for this property is **€3,000** or **€11,400**. 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>~€900.00</b> <b>€870.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€60 000 on Aug 1, 2024



