

## 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 E $\beta$ 2, 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  |           |
|---------------|----|------------------|------|------------------|-----------|
|               |    |                  |      | Reference Number | 23575     |
| Covered Area  | 69 | Plot area        | 2016 | Property type    | Office    |
|               |    |                  |      | Condition        | Pre-Owned |

**Amenities Location** 

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

Coordinates: **35.1806286** / **33.3849162** 



**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 Excluded

Title transfer fee ~€900.00

Price per SQM €870.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

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## **Price change history**

€60 000 on Aug 1, 2024

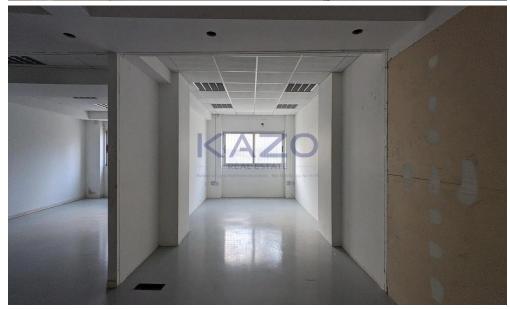












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