### 6425m<sup>2</sup> Commercial for Sale in Nicosia District

The asset is a leasehold industrial warehouse in the Government Industrial Zone of Strovolos. It offers excellent access to Nicosia – Limassol highway and Nicosia centre. It is accessible from two main streets on its south, west and north borders. The asset has a covered area of 6,425sqm and consists of a showroom, offices, production area, warehouse and kitchen. A loading deck is also available. The immediate area is characterised by factories and warehouses. The asset is currently vacant.



Property Info		Plot / Area Info	)	Additional info	
Covered Area	6425	Plot area	7414	Reference Number Property type	30167 Other Commercial
				Condition	Pre-Owned

Amenities Location Region: Nicosia Coordinates: 35.12543794 / 33.36157459



#### Price: €2 500 000 + VAT

VAT for this property is €466,829 or €475,000. 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	~€96 600.00		None
	Excluded	Price per SQM	€389.00/m²	Common expenses	

#### **Representative: Kalogirou Real Estate**

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### **Price change history**

€2 500 000 on Aug 9, 2024

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