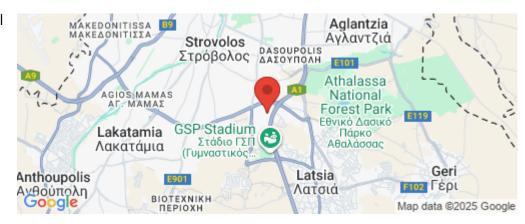


## 6425m<sup>2</sup> Commercial for Sale in Nicosia District

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 In	fo	Additional info	
				Reference Number	30167
Covered Area	6425	Plot area	7414	Property type	Other Commercial
				Condition	<b>Pre-Owned</b>

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	~ <b>€</b> 96 600.00		
		Price per SOM	€389.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€2 500 000 on Aug 9, 2024

















