

## 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

**30167**

Property type

**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	<b>Excluded</b>	Title transfer fee	<b>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€389.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 500 000 on Aug 9, 2024













