

3110m² Building for Sale in Agios Dometios, Nicosia District

- ✓The property consists of two leasehold fields with industrial buildings in Strovolos industrial area, Nicosia.
- ✓Total area: 2.900m².
- ✓200m² of a reception area, offices, conference room, changing rooms and kitchen.
- ✓The warehouses have an air-conditioning system. A fire detection system and a security/surveillance system are also installed.
- ✓Great investment opportunity. The property is currently subleased with a yield of 7.5% on asking price.
- ✓Easy access to the motorway.



Property Info

Plot / Area Info

Additional info

Covered Area

3110

Reference Number

39641

Property type

Building

Condition

Pre-Owned

Amenities

Location

Location: Agios Dometios

Region: **Nicosia**

Coordinates: **35.126148 / 33.360774**

Price: €1 750 000 + VAT

VAT for this property is **€320,683** or **€332,500**. 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 | ~€66 600.00 | Common expenses | None |
| | | Price per SQM | €563.00/m² | | |

Representative: Kalogirou Real Estate

| | | | |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number | 1104 | Email | info@kalogirourealestate.com |
| License number | 569/E | Legal name | N/A |
| Phone: +35724003723 | | | |

Price change history

€1 750 000 on Aug 9, 2024



