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### 1555m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Mixed-Use Building for Sale in Kaimakli area, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center.



The two storey building was constructed approximately in 1974. The ground floor of the building consists of a showroom, 9 offices, archive room, strong room, kitchen, toilets and storage. The first floor consists of 5 offices, a conference room and toilets. Externally, there are covered and uncovered parking spaces.

Title Deed Available

Extra: kitchenette, toilets, storage, covered parking, uncovered parking.

Property Info		Plot / Area Info		Additional info			
Covered Area Furnishing	1555 Unfurnished	Plot area Parking	2532 Covered, Yes	Reference Number Property type Condition	41801 Other Commercial Pre-Owned		
Amenities	Location						
	Location: Nicosia - Kaimakli Coordinates: 35.180552 / 33.3945429		Region: Nicosia 429				



#### Price: €1 750 000 + VAT

VAT for this property is €308,867 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 ~€	Title transfer fee ~€66 600.00		None
VAI	Excluded	Price per SQM €1	125.00/m <sup>2</sup>	Common expenses	None

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

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#### **Price change history**

€1 750 000 on Aug 9, 2024

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