

## 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

Covered Area **1555**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **2532**  
Parking **Covered, Yes**

### Additional info

Reference Number **41801**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - Kaimakli      Region: **Nicosia**  
**Coordinates:** **35.180552 / 33.3945429**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 125.00/m²</b>		

## Representative: Kalogirou Real Estate

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## Price change history

€1 750 000 on Aug 9, 2024

