

## 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. X

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	<b>1555</b>	Plot area	<b>2532</b>	Reference Number	<b>41801</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location	
	<b>Location:</b> Nicosia - Kaimakli	Region: <b>Nicosia</b>
	Coordinates: <b>35.180552 / 33.3945429</b>	

## 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 Price per SQM	<b>~€66 600.00</b> <b>€1 125.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35724003723</b>			

## Price change history

€1 750 000 on Aug 9, 2024

