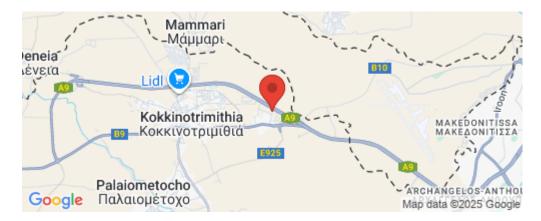
# **INDEX**

### 2675m<sup>2</sup> Commercial for Sale in Kokkinotrimithia, Nicosia District

Leasehold Warehouse in Kokkinotrimithia, Nicosia. The asset is located approximately 1km to the motorway. The immediate area consists of industrial warehouses, workshops, factories and storage facilities.



Warehouse for sale in Kokkinotrimithia area, Nicosia. It comprises a building in the western part of the plots which are warehouse offices, a large building in the middle of the plots which is the main warehouse and a covered area on the eastern part of the plots. The asset has a covered area of 2,675sqm and it is built within a land area of 8,861sqm.

The property falls within Industrial Zone B1, with a building density of 90%, coverage of 50%.

It is noted that the...

Property Info		Plot / Area	Info	Additional info	
Covered Area Furnishing	2675 Unfurnished	Plot area	8861	Reference Number Property type Condition	45033 Other Commercial Pre-Owned
Amenities	Location Location: Kokkinotrimithia Coordinates: 35.1534548:	ithia 54816109 / 33.23113897647		Region: <b>Nicosia</b> <b>1</b>	



#### Price: €1 490 000 + VAT

VAT for this property is €271,403 or €283,100. 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	~€56 200.00	Common expenses	None
		Price per SQM	€557.00/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**

€1 490 000 on Aug 9, 2024

## INDEX

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### **INDEX**

