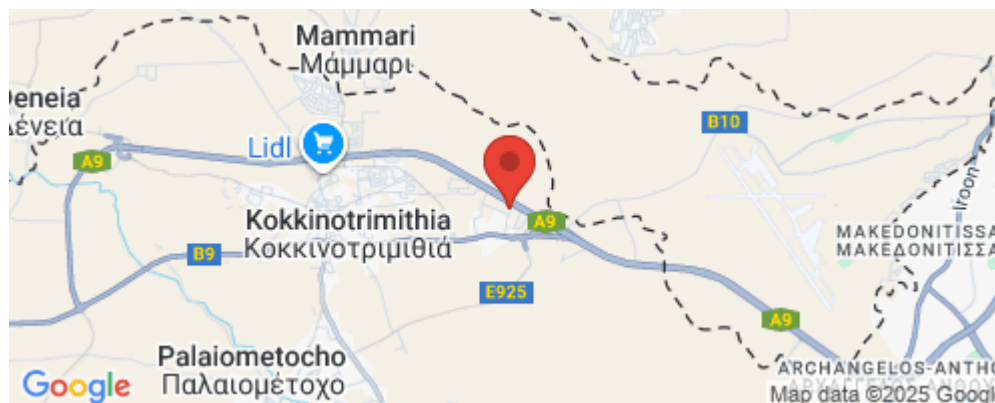


## 2675m<sup>2</sup> Commercial for Sale in Kokkinotrimithia, Nicosia District

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	<b>2675</b>	Plot area	<b>8861</b>	Reference Number	<b>45033</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
Amenities	Location				
	<b>Location:</b> Kokkinotrimithia				
	Coordinates: <b>35.153454816109 / 33.231138976474</b>				
	Region: <b>Nicosia</b>				

## Price: €1 100 000 + VAT

VAT for this property is **€200,364** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€411.00/m²</b>		

## 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: +35724003723			

## Price change history

€1 490 000 on Aug 9, 2024  
 €1 100 000 on Sep 25, 2025

