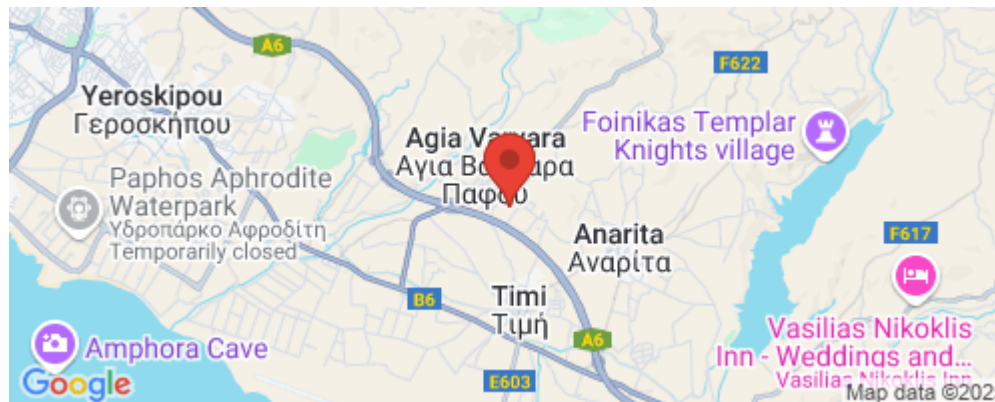


## 1210m<sup>2</sup> Commercial for Sale in Agia Varvara Lefkosias, Nicosia District

The property is a leasehold industrial warehouse in Agia Varvara. It is located within the 2nd Industrial Area of Paphos, 300m from Paphos - Limassol highway.



The warehouse consists of a basement with an area of 230sqm, a ground floor with an area of 830sqm and a first floor with an area of 380sqm. It is built within a land area of 1,811sqm.

The property offers close proximity to all amenities and excellent access to the highway.

### Property Info

Covered Area **1210**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **1811**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **47935**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Agia Varvara Lefkosias      Region: **Nicosia**  
**Coordinates:** **34.746058 / 32.514708**

## Price: €580 000 + VAT

VAT for this property is **€100,134** or **€110,200**. 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>~€19 800.00</b>           | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€479.00/m<sup>2</sup></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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€580 000 on Aug 10, 2024



