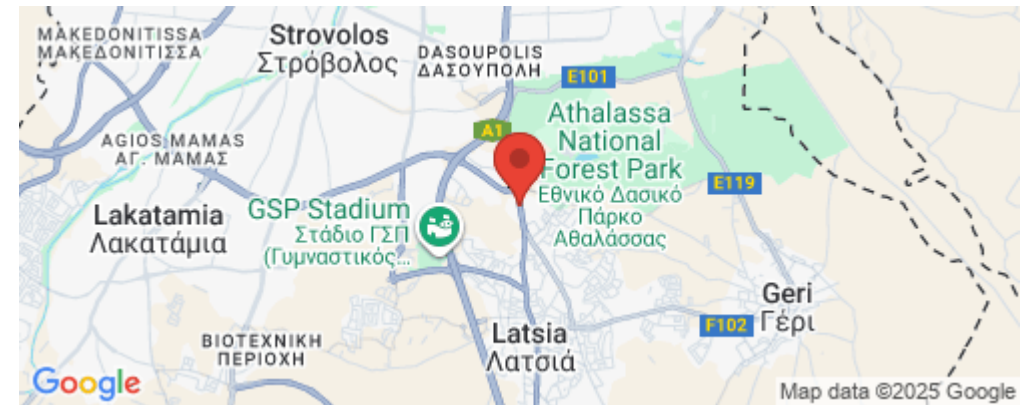


An excellent development opportunity in a well proportioned industrial plot, extending to about 6.762 sq.m. The asset is situated on a high traffic Avenue, Lemesou Avenue Latsia, is surrounded mainly by large commercial and industrial units and offers a wide frontage of about 86m. Additionally, it is situated within close proximity to the Mall of Cyprus, the Nicosia general hospital and the motorway. The property was subjected to a compulsory purchase order for road network of approximately 2.457 sq.m., for public green area of approximately 1.419 sq.m., resulting in a total net area of approximately 6,762 sq.m. The property falls within Zone Bα3/Bε1, with a building coefficient ...



Property Info		Plot / Area Info		Additional info	
				Reference Number	22456
Covered Area	6762	Plot area	6762	Property type	Building
				Condition	Pre-Owned
Amenities	Location				
	Location: Latsia			Region: Nicosia	
	Coordinates: 35.1214683 / 33.3764235				

Price: €2 900 000 + VAT

VAT for this property is **€541,994** or **€551,000**. 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	Excluded	Title transfer fee	~€112 600.00	Common expenses	None
		Price per SQM	€429.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€3 950 000 on Aug 29, 2024

€2 900 000 on Oct 5, 2024

