

## 795m<sup>2</sup> Building for Sale in Kapedes, Nicosia District

Commercial Building for Sale, in Kapedes area, Nicosia. The property is located at a distance of about 555 meters southwest from Kapedes Primary School on the connecting road Kapedes - Monastery of Machairas.



The building was constructed around the year 1994 and consists of an open plan area, kitchen area and 2 toilets. Outside there is a yard and fencing. Internal covered area of the building is approximately 795 sq.m. and the land area is 4.435sq.m.

The land has an irregular shape and adjoins a public registered road along its northwestern border with a total frontage of about 70 meters.

The building is vacant and is an ideal choice for investment.

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### Property Info

Covered Area	<b>795</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>4435</b>
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### Additional info

Reference Number	<b>48344</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Kapedes  
Coordinates: **34.972127307505 / 33.248525842932**  
Region: **Nicosia**

## Price: €205 000 + VAT

VAT for this property is **€33,535** or **€38,950**. 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>~€4 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€258.00/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>
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## Price change history

€370 000 on Sep 7, 2024  
€205 000 on Sep 4, 2025







