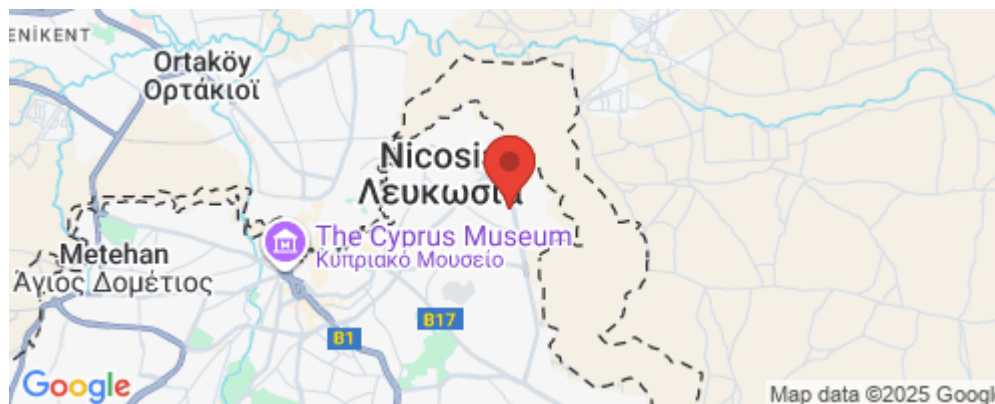


1392m² Commercial for Sale in Nicosia - Kaimakli

The property is located in Kalimakli Quarter and abuts to Poleodomia Street and Phedra street.



The ground floor of the building consists of a showroom, 9 offices, archive room, strong room, kitchen, toilets and storage. The first floor consist of 5 offices, a conference room and toilets. Externally, there are covered and uncovered parking spaces.

Current planning zone's permitted usages include university dorms.

The Mixed Use Building was constructed approximately in 1974.

The property falls within Zone ΕΠ6

Property Info

Plot / Area Info

Covered Area **1392**

Additional info

Reference Number	47138
Property type	Other Commercial
Condition	Pre-Owned

Amenities

Location

Location: Nicosia - Kaimakli Region: **Nicosia**
Coordinates: **35.180521 / 33.394457**

Price: €1 450 000 + VAT

VAT for this property is **€253,625** or **€275,500**. 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	~€54 600.00	Common expenses	None
		Price per SQM	€1 042.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
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Price change history

€1 450 000 on Jan 14, 2025

