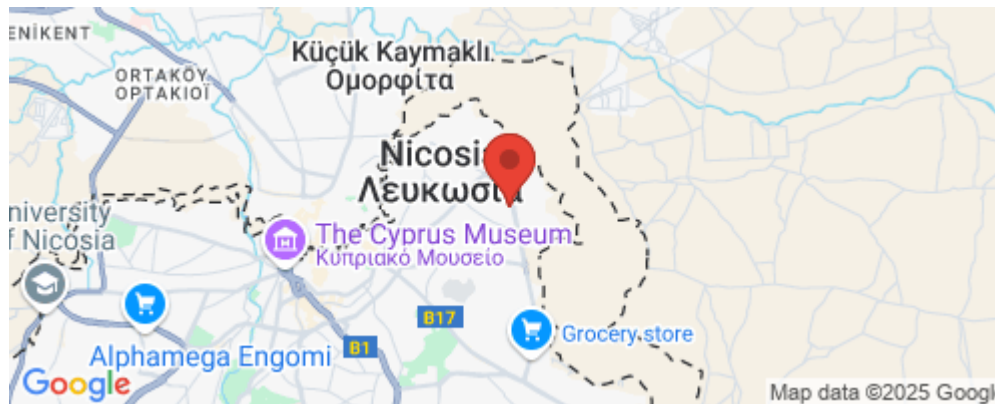


## 1392m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

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

Covered Area **1392**

### Plot / Area Info

### 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	<b>Excluded</b>	Title transfer fee	<b>~€54 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 042.00/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

€1 450 000 on Jan 14, 2025

