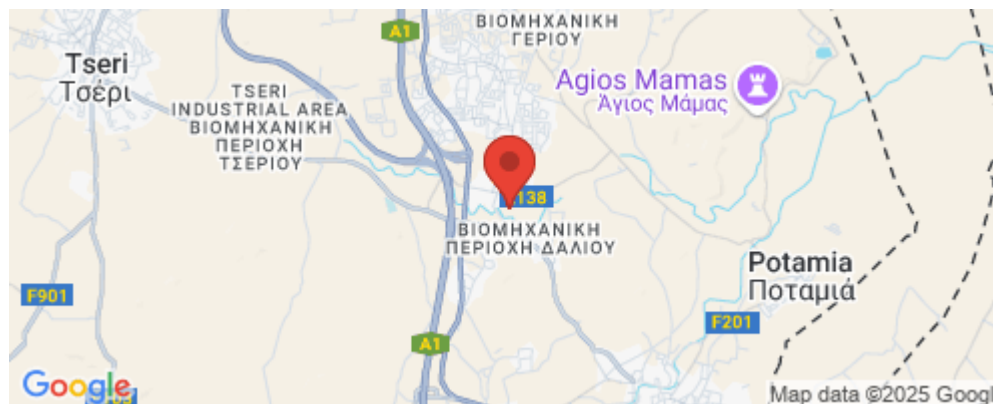


## 523m<sup>2</sup> Building for Sale in Dali, Nicosia District

The asset relates to a two storey commercial warehouse currently rented and operated as a recording studio, is located in Panagia Evangelistria, Dimos Idaliou, Nicosia. The ground floor of about 290 sq.m. consists of a reception area, a recording/control studio area, an engine room, orchestra & performance room, office area, server room, kitchen and toilets. The first floor of about 170 sq.m. is accessed via an external metal staircase and it consists of six offices, a conference room, a server room, a kitchen, toilets and a storage area. Additionally there is a provision for elevator. The property is currently rented from 01/02/2024 until 31/01/2027 with a rental yield of 5.5% (€3...



### Property Info

Covered Area

**523**

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition

**25257**  
**Building**  
**Pre-Owned**

### Amenities

### Location

**Location:** Dali

Region: **Nicosia**

Coordinates: **35.052321 / 33.395549**

## Price: €560 000 + VAT

VAT for this property is **€83,914** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 071.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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

## Price change history

€560 000 on Mar 29, 2025



