

1505m² Commercial for Sale in Nicosia - Kaimakli

Reference ID: #SA32125Price details: €1,279,500This asset is a commercial building formerly used as a supermarket in Kaimakli, Nicosia.The asset comprises of a ground floor of c. 760sqm with a mezzanine of c. 630sqm, the first floor of 474sqm and a basement of c. 418sqm.The building is served by two elevators. Additional storage space has been erected at the side of the building.The immediate area of the asset is a well developed industrial area comprising of warehouses, factories and showrooms.The asset falls within two planning zones:-62% of the asset falls into Bα3, with building density coefficient of 100%, coverage coefficient 60%, in 2 floors-38% of the asset falls into Δα3, w...



Property Info

Covered Area	1505
Covered Veranda	760
Energy Efficiency	N/A

Plot / Area Info

Plot area	2283
Pool	No
Parking	Yes

Additional info

Reference Number	SA32125
Property type	Other Commercial
Condition	Pre-Owned

Amenities

- Parking

Location

**Location:** Nicosia - Kaimakli  
**Coordinates:** 35.182959925301 / 33.394631078923

Region: **Nicosia**

## Price: €1 279 500 + VAT

VAT for this property is **€225,252** or **€243,105**. 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>~€47 780.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€850.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 279 500 on Oct 19, 2023

