

## 1505m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Reference ID: #SA32125 Price details: €1,279,500 This 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 B $\alpha$ 3, with building density coefficient of 100%, coverage coefficient 60%, in 2 floors-38% of the asset falls into Δ $\alpha$ 3, 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 Price per SQM	<b>~€47 780.00</b> <b>€850.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35777000111</b>			

## Price change history

€1 279 500 on Oct 19, 2023

