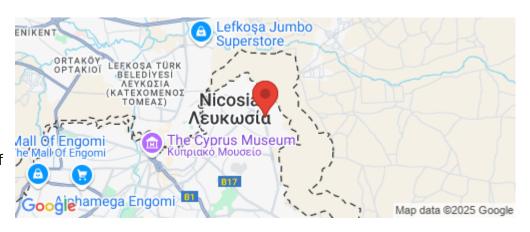


## 1505m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Reference ID: #SA32125Price details:  $\[ \in \]$ 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 B $\alpha$ 3, with building density coefficient of 100%, coverage coefficient 60%, in 2 floors-38% of the asset falls into  $\Delta \alpha$ 3, w...



Property Info		Plot / Area	Info	<b>Additional info</b>	
Covered Area	1505	Plot area	2283	Reference Number	SA32125
Covered Veranda	760	Pool	No	Property type	Other Commercial
Energy Efficiency	N/A	Parking	Yes	Condition	<b>Pre-Owned</b>

Amenities Location

• Parking Location: Nicosia - Kaimakli Region: Nicosia

Coordinates: 35.182959925301 / 33.394631078923



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	Excluded	Title transfer fee	~€47 <b>780.00</b>	Common ovnences	None
		Price per SOM	€850.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€1 279 500 on Oct 19, 2023









3/3