

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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€1 279 500 on Oct 19, 2023

