

## 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 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	<b>1505</b>
Covered Veranda	<b>760</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>2283</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA32125</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Parking

### Location

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

