

## 800m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Reference ID: #SA30176 Price details: €995,000 Industrial plot of 3,206sq.m. with a ground-floor industrial building of 800 sq.m., has a flat surface and access via a registered road. The total frontage is approximately 80m on the north-eastern boundary within the Avenue. On its north-west boundary, there is an electrical substation. The property falls under the Special Area zone (ΕΠ6) which apart from industrial developments and warehouse, other economic activities and industrial activities uses are allowed. i.e. business offices and exhibition spaces as well as commercial uses for items that have increased volume and businesses that require it storage of large quantities of the product.... ✖

### Property Info

Covered Area **800**  
 Covered Veranda **N/A**  
 Energy Efficiency **N/A**

### Plot / Area Info

Plot area **3206**  
 Pool **No**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **SA30176**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**  
 Coordinates: **35.183247434111 / 33.393185991115**

## Price: €995 000 + VAT

VAT for this property is **€162,931** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 244.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€995 000 on Oct 19, 2023

