

## 2670m<sup>2</sup> Building for Sale in Nicosia - Pallouriotissa

Reference ID: #SA27103 Price details: €2,660,000 The property concerns a two-storey industrial building located in Panagia quarter, Nicosia Municipality. The property used to house a printing factory and consists of a ground floor of c. 1,990sqm for use as a production and storage area, and a first floor (680sqm) for use as an office and auxiliary space. The immediate area of the asset is a fully developed area with numerous industrial buildings and warehouses as well as some factories, showrooms and offices of average to good quality. The asset benefits from easy access to all the areas of Nicosia via John Kennedy and Andrea Zakou Avenues. The Sopaz industrial area is the closest industri...



### Property Info

Covered Area	<b>2670</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>4255</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA27103</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - Pallouriotissa  
**Coordinates:** **35.174324630788 / 33.389590090507**

Region: **Nicosia**

## Price: €2 660 000 + VAT

VAT for this property is **€484,479** or **€505,400**. 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>~€103 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€996.00/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

€2 660 000 on Oct 19, 2023

