

## 2115m<sup>2</sup> Building for Sale in Nicosia - Kaimakli

Reference ID: #SA27101 Price details: €3,350,000 A three storey building formerly occupied by a supermarket, which has been erected on three adjacent plots. The property is located in Kaimakli in Nicosia. The supermarket, on the ground floor, is of total area of 2.115 sqm and consists of a main store with cashier points, a fruit market, a bakery, a meat/fish market and refrigerators. The mezzanine has a total area of 900 sqm and comprises of office rooms, kitchen and toilets. There is also a basement with a total area of 1.575 sqm which is used as parking place. It is noted that the building has been erected on the on two of the plots, whereas the third plot is used as a parking. The property... ✖

### Property Info

		Plot / Area Info		Additional info
Covered Area	<b>2115</b>			Reference Number <b>SA27101</b>
Total Number of Floors	<b>3</b>	Plot area <b>6159</b>	Property type	<b>Building</b>
Energy Efficiency	<b>N/A</b>	Parking <b>Yes</b>	Condition	<b>Pre-Owned</b>
			Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - Kaimakli  
**Region:** **Nicosia**  
Coordinates: **35.176023433131 / 33.395472389764**

## Price: €3 350 000 + VAT

VAT for this property is **€603,238** or **€636,500**. 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 Price per SQM	<b>~€130 600.00</b> <b>€1 584.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€3 350 000 on Oct 19, 2023

