

## 3270m<sup>2</sup> Commercial for Sale in Nicosia - Pallouriotissa

Reference ID: #SA27096 Price details: €4,135,000 The property concerns a two storeys, high spec, industrial warehouse, located in Panagia, Nicosia. The property consists of a ground floor of 2300sqm and a first floor of an area of 970sqm. The immediate area of the property 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 area is characterised as Special zone area as per the latest Nicosia Local Plan, allowing for several commercial uses i.e. showrooms, galleries, DIY, hypermarkets, cinemas, student halls etc.



### Property Info

Covered Area **3270**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **5296**

### Additional info

Reference Number **SA27096**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - Pallouriotissa  
**Coordinates:** **35.174678307004 / 33.391155373451**

Region: **Nicosia**

## Price: €4 135 000 + VAT

VAT for this property is **€759,095** or **€785,650**. 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>~€162 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 265.00/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>
Phone: +35777000111			

## Price change history

€4 135 000 on Oct 19, 2023

