

## 2390m<sup>2</sup> Commercial for Sale in Pera Chorio, Nicosia District

Reference ID: #SA27089 Price details: €5,700,000 This asset is a food processing, storage and distribution center in the Nisou industrial area, Nicosia. The asset comprises of the following areas:- Management building (of 270sqm) with reception area, offices, conference room, server room, storage area and hygiene facilities.- Production area (of 2,120sqm) with three loading bays, office/filing room, control room, order preparation area, refrigerators for vegetables, meat, fish, packaging material storage room, sterilization area, staff cafeteria, hygiene areas and changing room.- Basement (of 970sqm) with parking spaces and extra storage rooms. The building is equipped with HVAC, central re...



### Property Info

|                   |             |
|-------------------|-------------|
| Covered Area      | <b>2390</b> |
| Covered Veranda   | <b>270</b>  |
| Energy Efficiency | <b>N/A</b>  |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>8315</b> |
| Parking   | <b>Yes</b>  |

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>SA27089</b>          |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |

### Amenities

- Storage room

### Location

**Location:** Pera Chorio  
**Coordinates:** **35.045426786368 / 33.386781604256**

Region: **Nicosia**

## Price: €5 700 000 + VAT

VAT for this property is **€1,032,916** or **€1,083,000**. 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>~€224 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 385.00/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: <b>+35777000111</b> |              |            |                                |

## Price change history

€5 700 000 on Oct 19, 2023

