

## 626m<sup>2</sup> Commercial for Sale in Ergates, Nicosia District

Reference ID: #23814 Price details: €400,000 This asset is a leasehold industrial workshop in the Ergates industrial area, Nicosia. The asset has an area of 626sqm building consists of a reception area, two offices, server room, toilet, changing rooms, washing room, butcher room, packing facilities and refrigerator chambers. Externally the asset is paved with asphalt and is fenced. The immediate area of the property is a well-developed industrial area with easy access towards Nicosia. X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>626</b>	Plot area	<b>2954</b>	Reference Number	<b>23814</b>
Energy Efficiency	<b>N/A</b>	Pool	<b>No</b>	Property type	<b>Other Commercial</b>
			Parking	<b>Uncovered, Yes</b>	Condition
Amenities		Location			
• Storage room		<b>Location:</b> Ergates			Region: <b>Nicosia</b>
Coordinates: <b>35.067843810461 / 33.234793859664</b>					

## Price: €400 000 + VAT

VAT for this property is **€62,581** or **€76,000**. 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 Price per SQM	<b>~€12 600.00</b> <b>€639.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€550 000 on Oct 19, 2023

€400 000 on Feb 5, 2025

