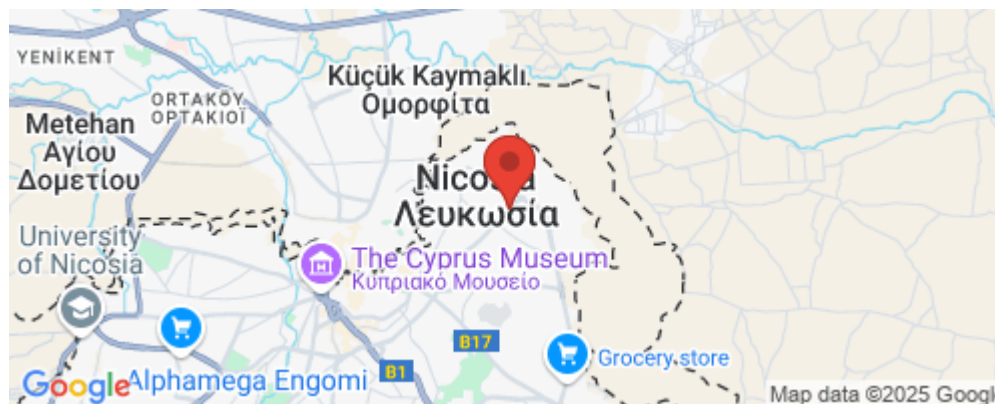


## 381m<sup>2</sup> Commercial for Sale in Nicosia - Kaimakli

Reference ID: #23742 Price details: €540,000 This asset is a shop in on the ground floor of mixed-used in Kaimakli, Nicosia. The asset comprises of a 192sqm open-plan ground floor, a 110sqm open-plan mezzanine with wc and a 79sqm storage room in the basement that is directly accessible via an internal staircase. The asset benefits from the exclusive right of use of a covered parking space in the basement and of seven uncovered parking spaces on the ground floor.



### Property Info

Covered Area **381**  
Energy Efficiency **N/A**

### Plot / Area Info

Pool **No**  
Parking **Covered, Yes**

### Additional info

Reference Number **23742**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - Kaimakli

Region: **Nicosia**

Coordinates: **35.183767582745 / 33.388160763447**

## Price: €540 000 + VAT

VAT for this property is **€72,836** or **€102,600**. 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>~€18 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 417.00/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

€540 000 on Oct 19, 2023

