

1608m² Commercial for Sale in Strovolos, Nicosia District

Reference ID: #18104 Price details: €1,855,000 This asset is a showroom and warehouse located on Kalamon Street, c. 300m east of the Nicosia - Limassol motorway and 200m west of the Nicosia Hospital roundabout. The asset consists of a 582sqm showroom with a mezzanine of 134sqm used as office space and a warehouse of 892sqm. The immediate area of the asset is a mixed commercial and industrial area, where numerous showrooms and warehouses can be found. The asset enjoys very good accessibility due to its proximity to the Nicosia - Limassol motorway. The asset falls within planning zone Bα3/BE1 with a building density coefficient of 100%, coverage coefficient 50%, in 2 floors. The...



Property Info

Covered Area **1608**
Energy Efficiency **N/A**

Plot / Area Info

Plot area **3160**

Additional info

Reference Number **18104**
Property type **Other Commercial**
Condition **Pre-Owned**

Amenities

Location

Location: Strovolos
Coordinates: **35.124505714985 / 33.371382206995**
Region: **Nicosia**

Price: €1 855 000 + VAT

VAT for this property is **€328,224** or **€352,450**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€70 800.00 | Common expenses | None |
| | | Price per SQM | €1 154.00/m² | | |

Representative: Smart Assets

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|---------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
| Phone: +35777000111 | | | |

Price change history

€1 855 000 on Oct 19, 2023

