

## 1608m<sup>2</sup> 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 Ba3/BE1 with a building density coefficient of 100%, coverage coefficient 50%, in 2 floors. The...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1608</b>			Reference Number	<b>18104</b>
Energy Efficiency	<b>N/A</b>	Plot area	<b>3160</b>	Property type	<b>Other Commercial</b>
					Condition
					<b>Pre-Owned</b>
Amenities	Location				
		<b>Location:</b> Strovolos			
		Region: <b>Nicosia</b>			
		Coordinates: <b>35.124505714985 / 33.371382206995</b>			

## 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.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€70 800.00</b> <b>€1 154.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€1 855 000 on Oct 19, 2023

