

## 1732m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

This project will provide a state of the art working environment with the latest technology systems to facilitate the current and the future office needs. It is located at the entrance of Nicosia on Limassol avenue and is adjacent to Athalassa Park to which a panoramic view is afforded from all the floors. It is close to the Mall of Cyprus the Nicosia General Hospital and the headquarters of most major banks. The building's strategic location on the entrance to the capital provides easy access to and from the airport other cities as well as the city centre. The unique design of the building with its terraces and roof garden which can also be used for corporate entertaining events offers an...

### Property Info

Covered Area	<b>1732</b>
Total Number of Floors	<b>8</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>991</b>
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### Additional info

Reference Number	<b>VL19285</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>

### Amenities

- Balcony

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €11 000 000 + VAT

VAT for this property is **€1,956,628** or **€2,090,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 351.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€11 000 000 on Nov 4, 2023



TYPICAL FLOOR 2-6



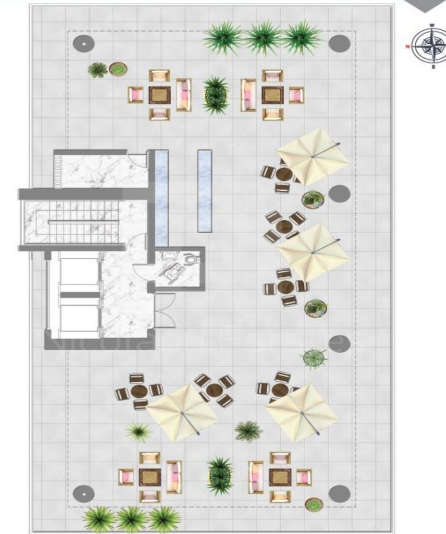
Limassol Avenue

ROOF GARDEN



Limassol Avenue

MEZZANINE - VERANDA



Limassol Avenue

