

1946m² Building for Sale in Strovolos, Nicosia District

The asset is a six floor commercial building with a prominent position on Strovolos Avenue. It is located close to Athalassa and Stavrou Avenues providing excellent proximity to many amenities and public services in the wider area. It occupies a corner position with some floors having panoramic views of the city and the Pedieos linear park. The building comprises 23 parking spaces in the basement a shop showroom on the ground and first floors and individual office spaces on the floors above. The basement has an area of 482 sq.m while the ground and first floors have a total area of 681 sq.m. Each other floor has an internal area of 253 sq.m. The offices are open plan and include a kitchen...

Property Info

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|------------------------|-------------|
| Covered Area | 1946 |
| Total Number of Floors | 6 |
| Energy Efficiency | D |

Plot / Area Info

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|-----------|-------------|
| Plot area | 1029 |
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Additional info

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| Reference Number | VL19154 |
| Property type | Building |
| Condition | Brand New |

Amenities

Location

Location: Strovolos Region: **Nicosia**

Price: €3 300 000 + VAT

VAT for this property is **€591,388** or **€627,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €1 696.00/m² | | |

Representative: Nicolaou Estates

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

Price change history

€3 300 000 on Nov 4, 2023



