

496m² Building for Sale in Strovolos - Chryseleousa, Nicosia District

The property is a mixed-use building in Strovolos. It is located in Chryseleousa Quarter, on Strovolou avenue, 50m from Agia Marina primary school and 150m from Pericleous avenue.



The plot has a land area of 477sqm, 29m of road frontage and a covered area of 496sqm. The building consists of a basement, 2 shops on the ground floor and 2 apartments on the first floor.

The two shops on the ground floor have 120sqm each. The two apartment on the 1st floor have internal area of 128sqm each. There is also a basement with a covered area of 130sqm.

The shops and the flats are vacant.

The property offers close proximity to all amenities and easy access to...

Property Info

Covered Area **496**
Energy Efficiency **G**

Plot / Area Info

Plot area **477**

Additional info

Reference Number **8406**
Property type **Building**
Condition **Pre-Owned**
Construction Year **1990 and older**

Amenities

Location



Location: Strovolos - Chryseleousa

Region: **Nicosia**

Coordinates: **35.14588987942 / 33.344921914978**

www.index.cy - All Cyprus Real Estate

Price: €460 000 + VAT

VAT for this property is **€67,924** or **€87,400**. 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 | ~€15 000.00 | Common expenses | None |
| | | Price per SQM | €927.00/m² | | |

Representative: GoGordian (Gordian Servicing)

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|--|------------|------------|--|
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Price change history

€510 000 on Nov 28, 2023

€460 000 on Feb 20, 2025





