

## 1820m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

This asset is a mixed use building in Strovolos Nicosia. The asset is adjacent to Liasidou Street c. 100m south of Andrea Avraamide Street and c. 300m northwest of Aretaieio private hospital. The asset has an area of 1820sqm and comprises of The basement of 630sqm. The ground floor of 520sqm and a mezzanine of 215sqm. The first floor of 455sqm consisting of two apartments. The immediate area of the property comprises of residential developments as well as numerous commercial developments along Andrea Avraamide Avenue. The asset falls within residential planning zone Kα5 with building density coefficient of 100 coverage coefficient 50 on 3 floors and a maximum height of 13 5m.

### Property Info

Covered Area **1820**  
 Energy Efficiency **C**

### Plot / Area Info

Plot area **1820**

### Additional info

Reference Number **VL31250**  
 Property type **Building**  
 Condition **Brand New**

### Amenities

#### Location

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

## Price: €1 433 000 + VAT

VAT for this property is **€255,735** or **€272,270**. 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>€787.00/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

€1 433 000 on Dec 21, 2023

