

975m² Building for Sale in Strovolos, Nicosia District

This two storey commercial building with basement is located on Strovolos, Nicosia. The building consists of a basement of circa 435 sqm for use as parking area, a ground floor of approximately 275 sqm and an upper floor of 265 sqm.



The immediate area is well developed and mainly consists of commercial developments, buildings comprising shops/showrooms and many other commercial uses. The wider area is developed with multi-storey residential buildings, composed of parking areas on the ground floors and flats on the upper floors.

The asset falls within the Commercial Planning Zone Eβ3 with a building density coefficient of 160% and a coverage coefficient of 50%, over 6 floors...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|-----------------------------------------------|------------------|-----------------|------------------|-----------|
| Covered Area | 975 | Plot area | 577 | Reference Number | 2229 |
| Air Conditioning | All rooms, Yes | Parking | Covered, Yes | Property type | Building |
| | | | | Condition | Pre-Owned |
| Amenities | Location | | | | |
| | Location: Strovolos | | Region: Nicosia | | |
| | Coordinates: 35.12978268775 / 33.328491579779 | | | | |

Price: €1 105 000 + VAT

VAT for this property is **€186,150** or **€209,950**. 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 | ~€40 800.00 | Common expenses | None |
| | | Price per SQM | €1 133.00/m² | | |

Representative: Kadis Estates

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|---------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
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Price change history

€1 105 000 on Jan 18, 2024

