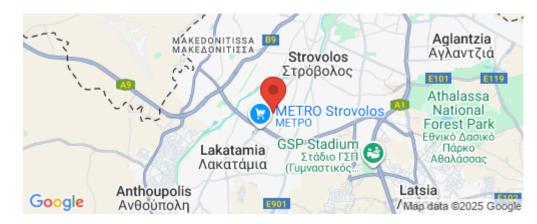


## 975m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

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 EB3 with a building density coefficient of 160% and a coverage coefficient of 50%, over 6 floors...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area Air Conditioning	975 All rooms, Yes	Plot area Parking	577 Covered, Yes	Reference Number Property type Condition	2229 Building 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.

VAT Excluded

Title transfer fee ~€40 800.00

Price per SQM €1 133.00/m²

Common expenses None

## **Representative: Kadis Estates**

Registration number 506 Email info@kadis.com.cy
License number 62/E Legal name N/A

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## **Price change history**

€1 105 000 on Jan 18, 2024



