

## 1133m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

This luxury commercial building occupies a prominent and attractive position and benefits from high level of visibility and accessibility.

It's very close to the highway and to city center.

Basement of 593 sq.m was used for parking place.

The ground floor of 351 sq.m comprises an open plan area consisting of a showroom, reception area, offices.

The mezzanine of 160 sq.m comprises an open plan area consisting of kitchen and w.c.

The 1st floor of 311 sq.m comprises of an open plan area consisting of a showroom.

The 2nd floor of 311 sq.m comprises of an open plan area consisting of a showroom.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1133</b>	Plot area	<b>855</b>	Reference Number	<b>17762</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>1991-2000</b>
<b>Amenities</b>		<b>Location</b>			
		<b>Location:</b> Strovolos Region: <b>Nicosia</b>			

## Price: €2 900 000 + VAT

VAT for this property is **€497,249** or **€551,000**. 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€112 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 560.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 835 000 on May 23, 2024

€2 900 000 on Mar 22, 2025



