

## 323m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

A shop on the ground floor of a building, Strovolos. It consists of a 208sqm ground floor and a mezzanine of 115sqm. It has a 20m facade and the exclusive right of use of three parking spaces. The immediate area comprises of commercial and residential developments in the side streets. It falls within residential planning zone Eβ3 with building density coefficient of 160%, coverage coefficient 50%, in 6 floors and a maximum height of 24m.

### Property Info

### Plot / Area Info

Covered Area **323**

### Additional info

Reference Number	<b>33908</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>

### Amenities

- Storage room

### Location

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

## Price: €700 000 + VAT

VAT for this property is **€87,489** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 167.00/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>

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## Price change history

€700 000 on May 23, 2024

