

## 1608m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

It consists of a 582sqm showroom with a mezzanine of 134sqm used as office space and a warehouse of 892sqm. The immediate area of the asset is a mixed commercial and industrial area, where numerous showrooms and warehouses can be found.

It enjoys very good accessibility due to its proximity to the Nicosia - Limassol motorway. It falls within planning zone Bα3/BE1 with a building density coefficient of 100%, coverage coefficient 50%, in 2 floors.

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>1608</b>	Plot area	<b>3160</b>	Reference Number	<b>18104</b>
				Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>2018</b>

### Amenities

### Location

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

## Price: €1 855 000 + VAT

VAT for this property is **€328,224** or **€352,450**. 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>~€70 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 154.00/m<sup>2</sup></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

€1 855 000 on May 24, 2024

