

## 169m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

This brand new shop on the ground floor now for sale.

The internal area is 85 sq.m. plus 84 sq.m. basement.

Another shop next to it has a larger size of internal area 106 sq.m. and the basement 122 sq.m. These two shops are located in a business area of Strovolos with proximity to all amenities, and 5 mins drive to the city center.

Price varies depending on the size, please contact us for more details.

### Property Info

Covered Area **169**

Heating **Yes**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **29186**

Property type **Other Commercial**

Construction Year **2022**

### Amenities

- Storage room

### Location

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

## Price: €380 000 + VAT

VAT for this property is **€24,981** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 249.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€350 000 on May 26, 2024  
 €380 000 on Mar 11, 2025

