

## 1008m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

### Description

- The property is a free standing office building with a total area of 1008m<sup>2</sup>, located in Strovolos area near the presidential house.
- The building comprises of a basement including storerooms and parking, ground floor, mezzanine and first floor
- A planning permit has been applied to secure the unutilized building density for two additional floors of approximately 400m<sup>2</sup>. It has unutilized building coefficient which allows for two more floors to be added to it. Structurally it has been checked and it is ready for the addition.
- 15 parking spaces in total, 13 on basement and 2 on the ground floor level and three store room...

### Property Info

Covered Area

**1008**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**58205**

Property type

**Building**

### Amenities

- Parking

### Location

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

## Price: €1 500 000 + VAT

VAT for this property is **€253,750** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 488.00/m²</b>		

## Representative: La Maison Estates

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## Price change history

€1 500 000 on Jun 13, 2024

