

## 18000m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

This strategically located building is close proximity to the roundabout junction at the entrance of Nicosia connecting the capital with the rest of Cyprus. It is easily accessible from all directions and is visible to everybody entering and exiting Nicosia through the Nicosia Limassol Highway and the peripheral road towards the Troodos mountains.

The building immediately after its completion in 2000 and it is no exaggeration to state that due to its location, size and architecture it is a landmark of Nicosia.

The building has large ergonomic open spaces, with 8m distance between columns and 5.5m height from floor to ceiling. The symmetry of the building as well as the dista...

### Property Info

Covered Area

**18000**

### Plot / Area Info

### Additional info

Reference Number

**61191**

Property type

**Building**

### Amenities

### Location

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

## Price: €35 000 000 + VAT

VAT for this property is **€6,609,167** or **€6,650,000**. 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>~€1 396 600.00</b>          | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 944.00/m<sup>2</sup></b> |                 |             |

## Representative: La Maison Estates

|                            |              |            |                       |
|----------------------------|--------------|------------|-----------------------|
| Registration number        | <b>770</b>   | Email      | <b>info@laison.cy</b> |
| License number             | <b>400/E</b> | Legal name | <b>N/A</b>            |
| Phone: <b>+35722262970</b> |              |            |                       |

## Price change history

€35 000 000 on Jun 13, 2024

