

## 106m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Nestled in a bustling neighborhood near major business and shopping areas, this ground-floor shop enjoys a prime location. The building is equipped with modern amenities including remote access entrances, landscaped grounds, and a luxury lobby. Customers will be drawn to the upscale environment, featuring sliding aluminum shutters, underfloor heating, ducted air conditioning, and provisions for a photovoltaic system. Finished to the highest standards, the shop provides a premium commercial space with high-quality flooring, technogranite counters, and high-end fittings, creating an inviting and sophisticated atmosphere.

### Property Info

Covered Area

**106**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**97205**

Property type

**Other Commercial**

### Amenities

- Parking

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 245.00/m²</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>
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## Price change history

€450 000 on Jun 13, 2024















