

612m² Commercial for Sale in Nicosia District

Ideally located in Strovolou & Tseriou avenue, this mixed-use building offers a great investment opportunity with a ground floor shop currently being rented and generating a steady income whilst benefiting from high foot traffic and excellent visibility. The shop, which has approximately 53 sq.m. of internal areas and a mezzanine of approximately 17sq.m., has a rental agreement that will expire on 31/03/2030. The rest of the mezzanine has a two bedroom apartment of approximately 70 sq.m. of internal areas. On the first floor there is a four bedroom apartment of approximately 113 sq.m. of internal areas and a 14 sq.m. covered veranda. On the second floor there is a 92 sq.m. apartme...



Property Info

Covered Area

612

Plot / Area Info

Plot area

277

Additional info

Reference Number

23541

Property type

Other Commercial

Condition

Pre-Owned

Amenities

Location

Region: **Nicosia**

Coordinates: **35.1428039 / 33.3428884**

Price: €475 000 + VAT

VAT for this property is **€73,951** or **€90,250**. 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	Excluded	Title transfer fee	~€15 600.00	Common expenses	None
		Price per SQM	€776.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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Price change history

€550 000 on Aug 1, 2024
 €475 000 on Jan 24, 2025



















