

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

Plot / Area Info

Additional info

Covered Area	612	Plot area	277	Reference Number	23541
				Property type	Other Commercial
				Condition	Pre-Owned

Amenities

Location

Region: Nicosia  
Coordinates: 35.1428039 / 33.3428884

## Price: €395 000 + VAT

VAT for this property is **€61,496** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€645.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€550 000 on Aug 1, 2024  
 €475 000 on Jan 24, 2025  
 €395 000 on Sep 21, 2025







































