

## 2028m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Commercial Building for Sale in commercial area of Strovolos, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center. Furthermore, the "Jumbo" and the European University of Nicosia are also a short drive away. X

Building for sale in Strovolos area, Nicosia. The building occupies two plots, it has a road frontage of 42m and has a total covered area of 2,028sqm. It comprises two basement levels, a shop on the ground floor and three open-plan office floors. The basements have an area of 1,694sqm, the gr...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>2028</b>		Reference Number	<b>38743</b>
Furnishing	<b>Unfurnished</b>	Plot area	Property type	<b>Building</b>
				<b>Pre-Owned</b>
Amenities	Location			
• Elevator	<b>Location:</b> Strovolos		Region: <b>Nicosia</b>	
	Coordinates: <b>35.145275 / 33.361339</b>			

## Price: €1 700 000 + VAT

VAT for this property is **€305,396** or **€323,000**. 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 Price per SQM	<b>~€64 600.00</b> <b>€838.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€2 100 000 on Aug 9, 2024

€1 700 000 on Nov 2, 2024



