

## 443m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Mixed-Use Building 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.

Building for sale in Strovolos area, Nicosia. The building was constructed around 1988 and consists of a basement, shop with a mezzanine on the ground floor and an upstairs residence.

The basement has an area of 278 sq.m. and consists of a single space which is used as a parking space, while i...

**Property Info**

Covered Area  
Furnishing  
Air Conditioning

**443**  
**Unfurnished**  
**All rooms, Yes**

**Plot / Area Info**

Plot area  
Parking

**588**  
**Covered, Yes**

**Additional info**

Reference Number  
Property type  
Condition

**43100**  
**Other Commercial**  
**Pre-Owned**

**Amenities****Location**

**Location:** Strovolos  
**Coordinates:** **35.1444533 / 33.3187451**

Region: **Nicosia**

## Price: €440 000 + VAT

VAT for this property is **€62,742** or **€83,600**. 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>~€14 200.00</b> <b>€993.00/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>
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## Price change history

€450 000 on Aug 9, 2024

€440 000 on Jan 29, 2026

