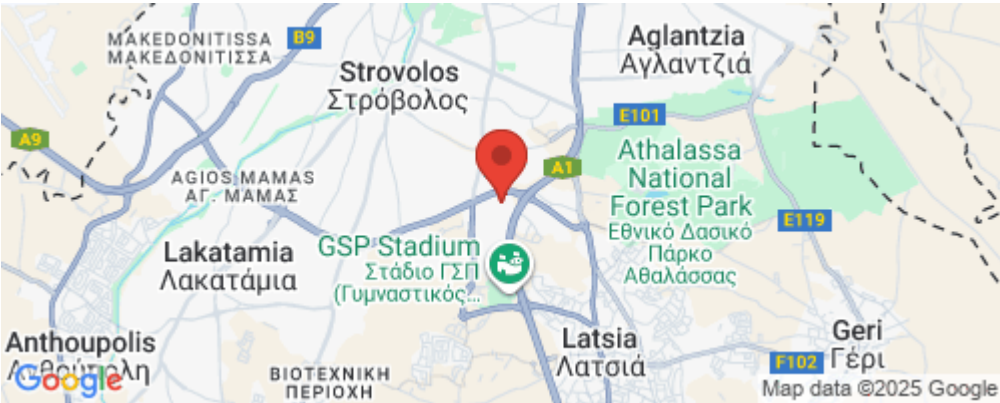


2052m² Commercial for Sale in Strovolos, Nicosia District

Leasehold Industrial Warehouse in area of Strovolos, Nicosia. The asset is located close to Nicosia – Limassol highway providing easy access to and from the motorway. The immediate area consists of industrial warehouses, workshops, factories and storage facilities.



Warehouse for sale in Strovolos area, Nicosia. The building consists of an open plan area with storage spaces, an inside two-storey construction with office/administration areas and other ancillary spaces. The warehouse is built within a plot area of 7,247sqm and the total internal area is 2,052sqm. Strovolos industrial area is one of the most sought-after industrial zones on the island, with well-known brand...

Property Info

Covered Area **2052**  
Furnishing **Unfurnished**

Plot / Area Info

Plot area **7247**

Additional info

Reference Number **45037**  
Property type **Other Commercial**  
Condition **Pre-Owned**

Amenities

Location

**Location:** Strovolos                      Region: **Nicosia**  
**Coordinates:** **35.1271883 / 33.3613269**

## Price: €1 350 000 + VAT

VAT for this property is **€242,684** or **€256,500**. 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>~€50 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€658.00/m²</b>  |                 |             |

## 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: +35724003723 |              |            |                                     |

## Price change history

€1 350 000 on Aug 9, 2024



