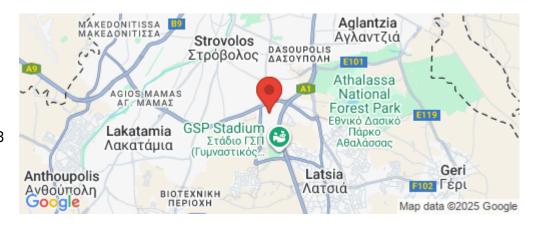


## 3660m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Two level industrial warehouse of approximately 3660 sq.m., currently rented to governmental authorities.

The industrial unit consists of office spaces and storage areas. The office/administrative space has a total area of approximately 200 sq.m. and it consists of a ground floor which is divided into a reception area, office spaces, a kitchen, three toilets and a 1st floor comprising by two office rooms. Furthermore, the storage space is separated internally into 3 sections which are connected internally and are used as storage areas.



According to the available building density, the asset can be further expanded to 4550 sq.m. in total subject to acquiring all the necessary p...

Property Info		Plot / Area Info		Additional info	
Covered Area Furnishing	3660 Unfurnished	Plot area Parking	7851 Uncovered, Yes	Reference Number Property type Condition	46301 Building Pre-Owned

Amenities Location

**Location:** Strovolos Region: **Nicosia** 

Coordinates: **35.1252266** / **33.3594114** 



Price: €1 750 000 + VAT

VAT for this property is €322,459 or €332,500. 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.

2/4

VAT	Excluded	Title transfer fee	~€66 600.00		None
		Price per SOM	€478.00/m²	Common expenses	None

## Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€1 750 000 on Aug 21, 2024



