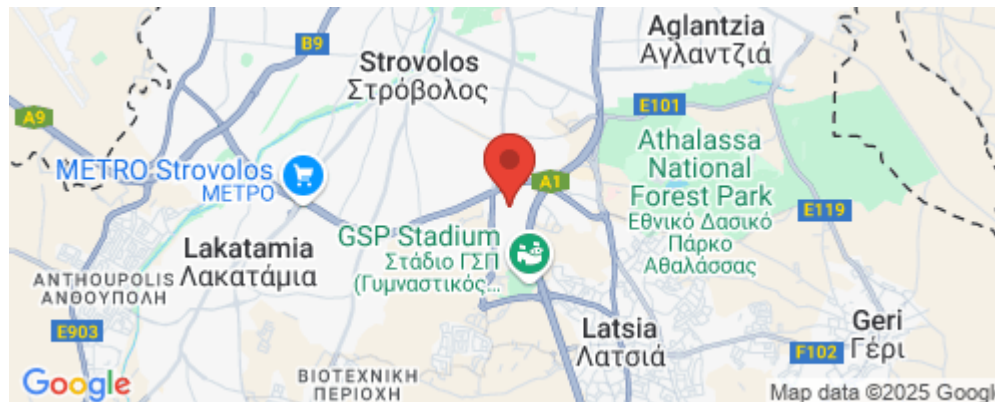


## 3660m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

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

Covered Area **3660**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **7851**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **46301**  
 Property type **Building**  
 Condition **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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€478.00/m<sup>2</sup></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: <b>+35724003723</b>			

## Price change history

€1 750 000 on Aug 21, 2024



