

## 128m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Shop with mezzanine located on Lemesou Avenue in Strovolos. The shop is comprised of a reception area with a sitting room, office, three rooms one with en suite shower, workshop room, kitchen, changing room, toilets and an uncovered veranda on the ground floor. Additionally, the property offers a mezzanine which is comprised of a sitting room, two rooms, office, kitchen and shower/toilet. The property has the right of use of a storage area and two covered parking spaces at the basement. The property is leased and used as beauty shop. The asset is located approx. 50m from the motorway. The property falls within Zone Eβ3, with a building coefficient of 160%, coverage of 50%, and permissi...



### Property Info

Covered Area  
Covered Veranda

**128**  
**50**

### Plot / Area Info

Plot area

**1880**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**23287**  
**Other Commercial**  
**Pre-Owned**  
**1**

### Amenities

### Location

**Location:** Strovolos  
Coordinates: **35.1514196 / 33.3739978**  
Region: **Nicosia**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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	<b>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 875.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€265 000 on Aug 21, 2024  
 €235 000 on Sep 19, 2024  
 €240 000 on Feb 6, 2026



