

## 768m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Ground floor: Lobby area, open plan office space, 1 conference / 1 meeting room, directors office, toilets and disabled W.C areas of total area of 240m<sup>2</sup> and 2 parking spaces in the rear.

Mezzanine: Filing/archive room, guest toilets and kitchenette with cafeteria, and server room of total area 154m<sup>2</sup>

1st Floor: Total gross area of 240m<sup>2</sup> divided into manager offices, open plan offices, 2 sets of toilets and kitchenette.

Basement/Parking: 13 parking spaces, storage areas, mechanical room of total gross area of 374m<sup>2</sup>

A total of 15 parking spaces.

Future development: A planning permit has been granted securing the unutilized ...

### Property Info

Covered Area **768**  
 Covered Veranda **154**  
 Floor Number **3**

### Plot / Area Info

Plot area **490**  
 Pool **No**  
 Parking **Yes**

### Additional info

Reference Number **7497**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Construction Year **2020**

### Amenities

### Location

**Location:** Strovolos Region: **Nicosia**  
 Coordinates: **35.1607801 / 33.3447258**

## Price: €1 500 000 + VAT

VAT for this property is **€243,984** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 953.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 500 000 on Sep 10, 2024





