

## 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 240m2 and 2 parking spaces in the rear.

Mezzanine: Filing/archive room, guest toilets and kitchenette with cafeteria, and server room of total area 154m2

1st Floor: Total gross area of 240m2 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 374m2

A total of 15 parking spaces.

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

| Property Info   | Plot / Area Info |           |            | Additional info   |                  |
|-----------------|------------------|-----------|------------|-------------------|------------------|
| Covered Area    | <b>768</b>       | Plot area | <b>490</b> | Reference Number  | <b>7497</b>      |
| Covered Veranda | <b>154</b>       | Pool      | <b>No</b>  | Property type     | <b>Building</b>  |
| Floor Number    | <b>3</b>         | Parking   | <b>Yes</b> | Condition         | <b>Pre-Owned</b> |
|                 |                  |           |            | Construction Year | <b>2020</b>      |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Strovolos <b>Region:</b> <b>Nicosia</b><br><b>Coordinates:</b> <b>35.1607801 / 33.3447258</b> |

## 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<br>Price per SQM | <b>~€56 600.00</b><br><b>€1 953.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 500 000 on Sep 10, 2024





