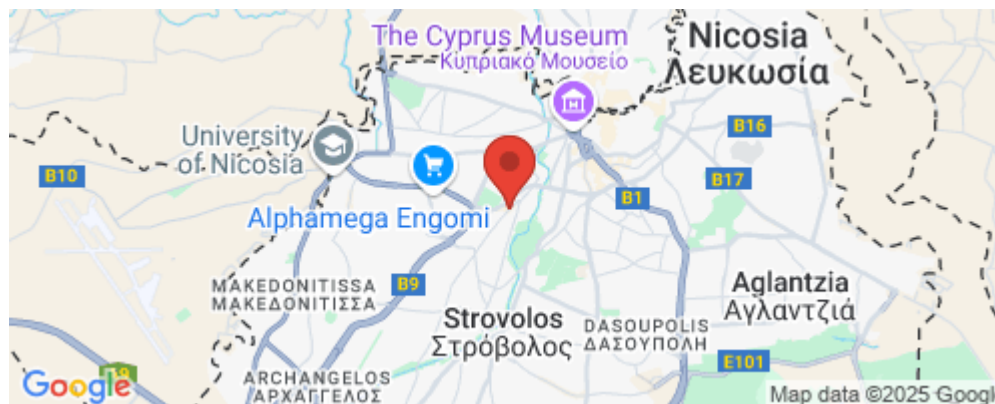


## 768m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

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	<b>768</b>
Covered Veranda	<b>154</b>
Floor Number	<b>3</b>

### Plot / Area Info

Plot area	<b>490</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>7497</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>

### Amenities

### Location



**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1607801 / 33.3447258**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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/m²</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





