

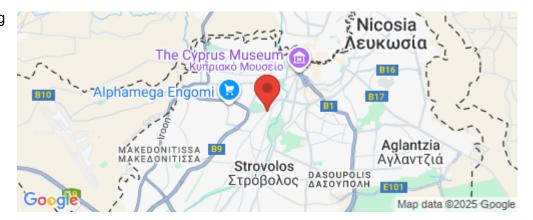
## 768m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

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 Ir | nfo       | Additional info   |          |
|-----------------|-------------------------------------|----------------|-----------|-------------------|----------|
| Covered Area    | 768                                 | Diet area      | 400       | Reference Number  | 7497     |
| Covered Area    | d Veranda <b>154</b> Pool <b>No</b> | Plot area      |           | Property type     | Building |
| Covered Veranda |                                     |                | Condition | Pre-Owned         |          |
| Floor Number    |                                     | Parking        | Yes       | 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 | Excluded | Title transfer fee | ~ <b>€56 600.00</b>      | Common expenses | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €1 953.00/m <sup>2</sup> |                 | None |

## **Representative: MySpace**

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|---------------------|-------|------------|---|
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## **Price change history**

€1 500 000 on Sep 10, 2024





























