

## 1480m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Commercial Mixed Used property for sale in Strovolos area, Nicosia. The property is situated close to Anthoupolis roundabout. The surrounded area offers several amenities (schools, pharmacies, cafes) and easy access to main roads. It is also located at a strategic location, near Limassol Avenue, a bustling commercial hub, ensuring high visibility, traffic and parking spaces as well, and near Three-Road Frontage, factor that offers an exceptional accessibility from all directions, ideal for businesses seeking maximum exposure. ✖

The property consists of two adjacent plots, the first with internal area of 511sq.m. and the second one with 1819sq.m. There is a display area of 200sq.m of ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**1480**

Plot area

**2330**

Reference Number

**47149**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1493934 / 33.3739575**

**Price: €4 725 000 + VAT**

VAT for this property is **€830,706** or **€897,750**. 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>~€185 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 193.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€4 612 000 on Jan 14, 2025

€4 725 000 on Jul 31, 2025



