

## 4335m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Commercial Development for sale in prime location of Strovolos area, Nicosia. The property is strategically situated on one of the most commercial avenues in Nicosia, a bustling commercial hub, ensuring high visibility and traffic. The surrounded area is mainly characterized by shops, restaurants, schools, banks, gym, supermarkets and almost every type of service. The property has added planning incentives which further add to the allowable building density. ✖

Commercial development for sale in Strovolos area, Nicosia district. At the moment, on the property there is a building complex with covered area of 4.335 sqm. The complex consists of showrooms, offices and a garage.

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### Property Info

Covered Area **4335**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **5764**  
 Parking **Covered, Yes**

### Additional info

Reference Number **47151**  
 Property type **Building**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Strovolos                      Region: **Nicosia**  
**Coordinates:** **35.1504328 / 33.3740313**

## Price: €11 300 000 + VAT

VAT for this property is **€2,092,260** or **€2,147,000**. 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>~€448 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 607.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€11 380 000 on Jan 14, 2025

€11 300 000 on Jul 31, 2025





