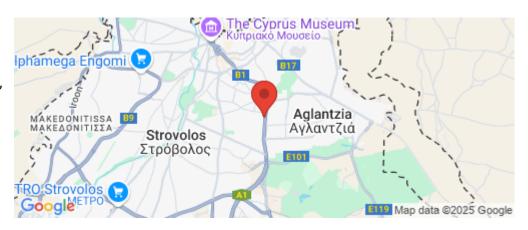


## 4335m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

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.

T...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	4335 All rooms, Yes	Plot area Parking	5764 Covered, Yes	Reference Number Property type Condition	47151 Building Pre-Owned

Amenities Location

**Location:** Strovolos Region: **Nicosia** 

Coordinates: **35.1504328** / **33.3740313** 



Price: €11 380 000 + VAT

VAT for this property is **€2,107,072** or **€2,162,200**. 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 ~€451 800.00

Price per SQM €2 625.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€11 380 000 on Jan 14, 2025





















