

4335m² 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		Plot / Area Info		Additional info	
Covered Area	4335	Plot area	5764	Reference Number	47151
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Property type	Building
				Condition	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	<b>Excluded</b>	Title transfer fee	<b>~€451 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 625.00/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











