

## 2526m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Mixed Use Building for Sale in Strovolos area, Nicosia. The property is in an excellent location on a central avenue in Nicosia. It is close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants banks etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center.



An excellent development opportunity in a mixed-use building, situated in one of the highest traffic areas of Nicosia.

The building consists of six floors with a basement parking area and is in an incomplete stage of construction ready for refurbishment/renovation. The ground floor and mezzanine levels were previously used as shops, floors 1s...

### Property Info

Covered Area **2526**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **2298**  
Parking **Covered, Yes**

### Additional info

Reference Number **48027**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **City view**

### Amenities

- Elevator

### Location

**Location:** Strovolos Region: **Nicosia**  
Coordinates: **35.1495659 / 33.3467424**

## Price: €2 700 000 + VAT

VAT for this property is **€490,553** or **€513,000**. 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>~€104 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 069.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€2 700 000 on Feb 14, 2025

