

2526m² 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€104 600.00 | Common expenses | None |
| | | Price per SQM | €1 069.00/m² | | |

Representative: Kalogirou Real Estate

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|----------------------------|--------------|------------|-------------------------------------|
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Price change history

€2 700 000 on Feb 14, 2025

