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### 223m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

This brand new shop on the ground floor now for sale.

Internal area 106 sq.m. and the basement 122 sq.m. The shop is located in a business area of Strovolos with proximity to all amenities, and 5 mins drive to the city center.

Price varies depending on the size, please contact us for more details.

| Property Info   | Plot / Area Info                    | Additional info   |  |
|---|-------------------------------------|---|--|
| Covered Area 223<br>Heating Yes<br>Air Conditioning Yes |                                     | Reference Number56861Property typeOther CommercialConstruction Year2022 |  |
| Amenities   | Location                            |   |  |
| <ul> <li>Storage room</li> </ul>                        | Location: Strovolos Region: Nicosia |   |  |



### Price: €450 000 + VAT

VAT for this property is €43,123 or €85,500. 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 ~€14 | Common expenses      | None |
|-----|----------|-------------------------|----------------------|------|
|     |          | Price per SQM €2 01     | 18.00/m <sup>2</sup> | None |

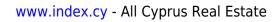
#### **Representative: 1st Class Homes**

| Registration number | 690   | Email | info@1stclass-homes.com                        |
|---------------------|-------|-------|--|
| License number      | 367/E | Legal | KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES |
|                     | 507/E | name  | SERVICES LTD                                   |

Phone: +35725310243, +35770000889

## **Price change history**

€450 000 on Mar 11, 2025



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