

## 612m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Ideally located in Strovolou & Tseriou avenue, this mixed-use building offers a great investment opportunity with a ground floor shop currently being rented and generating a steady income whilst benefiting from high foot traffic and excellent visibility. The shop, which has approximately 53 sq.m. of internal areas and a mezzanine of approximately 17sq.m., has a rental agreement that will expire on 31/03/2030. The rest of the mezzanine has a two bedroom apartment of approximately 70 sq.m. of internal areas. On the first floor there is a four bedroom apartment of approximately 113 sq.m. of internal areas and a 14 sq.m. covered veranda. On the second floor there is a 92 sq.m. apartme...



### Property Info

Covered Area

**612**

### Plot / Area Info

Plot area

**277**

### Additional info

Reference Number

**16529**

Property type

**Other Commercial**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1428039 / 33.3428884**

## Price: €475 000 + VAT

VAT for this property is **€73,951** or **€90,250**. 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>~€15 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€776.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€475 000 on May 23, 2025







































