

2526m² Commercial for Sale in Strovolos, Nicosia District

An excellent development opportunity in a mixed-use building, situated in one of the highest traffic areas of Nicosia, Strovolou avenue. 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 1st-5th have been used as offices and the 6th floor have been used as 2 three bedroom apartments. The ground floor consists of two open plan shops, each having 2 toilets, 2 kitchenettes, 18 parking spaces, and mezzanines with a toilet and a kitchenette. 1st to 5th floors are identical and consists of reception areas, offices, 6 t...



Property Info

Covered Area	2526	Plot area	2298	Reference Number	17103
				Property type	Other Commercial
				Condition	Pre-Owned

Amenities

Location

Location: Strovolos
Coordinates: 35.1494601 / 33.3464567
Region: Nicosia

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

Representative: Purple International Real Estate

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Price change history

€2 700 000 on May 23, 2025

