

## 2526m<sup>2</sup> 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 Info

Plot area

**2298**

### Additional info

Reference Number

**17103**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1494601 / 33.3464567**

## 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/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€2 700 000 on May 23, 2025



