

701m² Commercial for Sale in Strovolos, Nicosia District

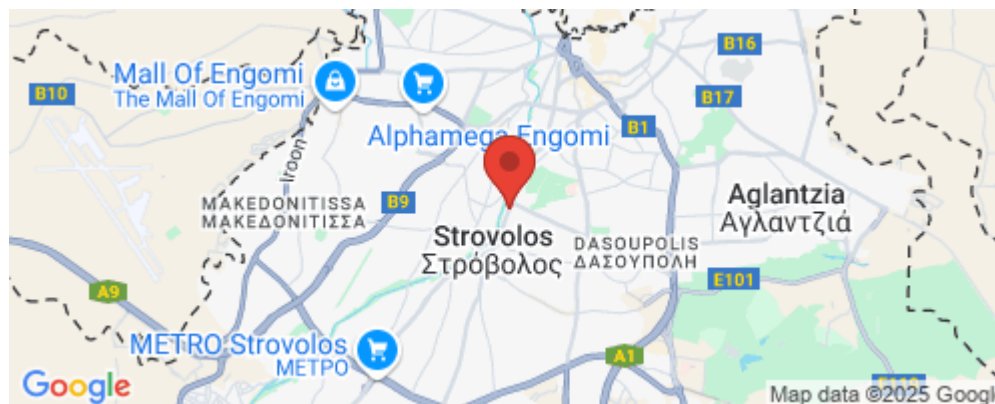
An excellent development opportunity in a mixed-use building, situated in one of the highest traffic areas of Nicosia, Strovolou avenue.

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 a...



Property Info

Plot / Area Info

Covered Area **701**

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 **€432,116** 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	€3 852.00/m²		

Representative: Purple International Real Estate

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

Price change history

€2 700 000 on May 23, 2025

