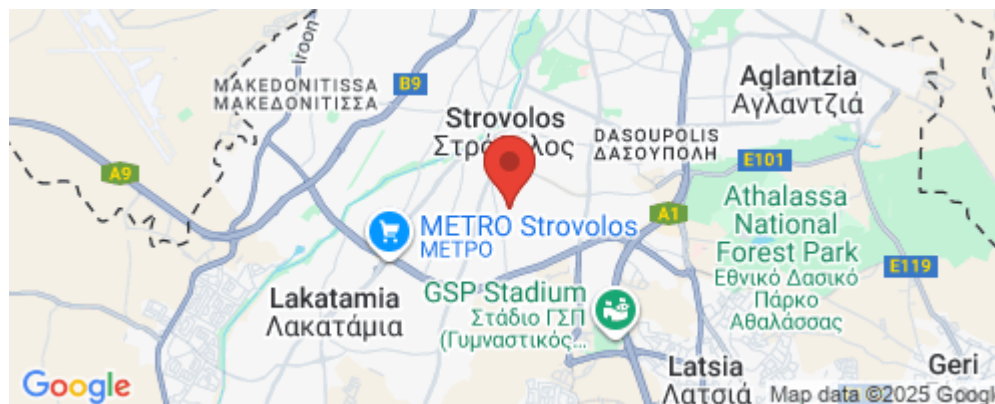


## 730m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

- 3 Floors
- Internal Area 730m<sup>2</sup>
- Mezzanine 125m<sup>2</sup>
- Basement 430m<sup>2</sup>
- Covered Verandas 60m<sup>2</sup>
- Plot 521m<sup>2</sup>
- 10 Covered + 2 Uncovered parking spaces
- Elevator
- Easy access to main roads



The ground floor consists of a shop & 2 parking spaces and offices on the mezzanine.  
 The 1st floor consists of a three-bedroom apartment and a workshop.  
 The 2nd floor consists of an office.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>730</b>	Plot area	<b>521</b>	Reference Number	<b>12644</b>
		Parking	<b>Covered, Yes</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
Amenities		Location			
• Elevator		<b>Location:</b> Strovolos			
		Coordinates: <b>35.132949809176 / 33.344456130159</b>			
		Region: <b>Nicosia</b>			

## Price: €1 080 000 + VAT

VAT for this property is **€174,132** or **€205,200**. 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>~€39 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 479.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€1 080 000 on Jun 27, 2025

