

## 1565m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

The building is 1.565m<sup>2</sup> split as:



540m<sup>2</sup> ground floor currently used as commercial space rented out to a supermarket business (all licences acquired and can be transferred to new owner should they wish to keep the option to rent it out to a potential supermarket business)

485m<sup>2</sup> middle ground currently used as company offices / toilets / kitchen / storage room (rented out by the supermarket)

550m<sup>2</sup> first floor includes 3 apartments ( 2 3bed and 1 2bed) which are currently rented out

Photovoltaic system installed

### Property Info

### Plot / Area Info

Covered Area **1565**

### Additional info

Reference Number **13294**

Property type **Other Commercial**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.132391477822 / 33.345002294534**

## Price: €3 000 000 + VAT

VAT for this property is **€529,744** or **€570,000**. 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>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 917.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€3 255 000 on Aug 7, 2025  
 €3 000 000 on Nov 29, 2025



