

1253m² Commercial for Sale in Strovolos, Nicosia District

Prime Investment Opportunity - Income Generating Student Building

An exceptional opportunity to acquire a fully tenanted, income-generating property just steps away from the European University Cyprus.

Property Highlights:

- Annual Income: c.€200.000
- Yearly contracts €630/month for 1-bedroom apartments & €420/month for studios
- Fully let to EUC students extremely high demand, units fill within days
- Unit Mix: 20 x 1-bedroom apartments & 8 x studio apartments
- Covered parking available
- Facilities nearby: gym, café, restaurants nearby
- Location: ...



Property Info		Plot / Area Info		Additional info	
Covered Area	1253			Deference Number	Dwa m001
Total Number of Floors	3	Plot area	1053	Reference Number	Prop001
				Property type	Other Commercial
Furnishing	Furnished	Darking	Covered Vec	. , , , ,	Dra Ovraad
Energy Efficiency	N/A	Parking	Covered, Yes	Condition	Pre-Owned
	•			Construction Year	2001-2010
Air Conditioning	All rooms. Yes				

Amenities Location

Air Conditioning

• Balcony Location: Strovolos Region: Nicosia

• Elevator Coordinates: **35.15245** / **33.34018**

Parking



Price: €3 500 000 + VAT

VAT for this property is **€606,341** or **€665,000**. 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 ~€136 600.00

Price per SQM €2 793.00/m²

Common expenses None

Price change history

€3 500 000 on Aug 12, 2025

















