

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

Covered Area	1253
Total Number of Floors	3
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1053
Parking	Covered, Yes

Additional info

Reference Number	Prop001
Property type	Other Commercial
Condition	Pre-Owned
Construction Year	2001-2010

Amenities

- Air Conditioning
- Balcony
- Elevator
- Parking

Location

Location: Strovolos Region: **Nicosia**
Coordinates: 35.15245 / 33.34018

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	Common expenses	None
		Price per SQM	€2 793.00/m²		

Price change history

€3 500 000 on Aug 12, 2025





