

## 1253m<sup>2</sup> 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	<b>1253</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1053</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>Prop001</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 793.00/m<sup>2</sup></b>		

**Price change history**

€3 500 000 on Aug 12, 2025





