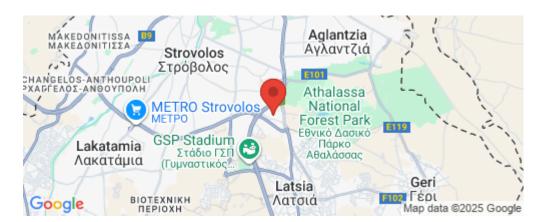


4890m² Building for Sale in Strovolos, Nicosia District

- •20 Rooms
- •10 WC
- •Internal Area 4890 m2
- •Plot Area 20,026 m2
- •Ground Floor 3.215m2
- •Mezzanine 476m2
- Parking Spaces 100



The asset covers 4890 sqm, where 3.215sqm is the main store, 855 sqm the external covered area i.e. garden area sales, 476sqm mezzanine which is used as offices and an additional 344 sqm for outdoor selling area.

| Property Info | | Plot / Area Info | | Additional info | |
|-------------------------------|------------------------|----------------------|-------------------------|--|--------------------------------|
| Covered Area Air Conditioning | 4890 All rooms, Yes | Plot area Parking | 20026 Uncovered, Yes | Reference Number Property type Condition | 13405 Building Pre-Owned |

Amenities Location

Coordinates: **35.12796** / **33.371013**



Price: €11 025 000 + VAT

VAT for this property is €2,047,403 or €2,094,750. 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 | Evelveled | Title transfer fee | ~€437 600.00 | | |
|-----|-----------|--------------------|---------------------|-----------------|------|
| | Excluded | Price per SOM | €2 255.00/m² | Common expenses | None |

Representative: Kadis Estates

| Registration number | 506 | Email | info@kadis.com.cy |
|---------------------|------|------------|-------------------|
| License number | 62/E | Legal name | N/A |

Phone: **+35722344842**

Price change history

€19 000 000 on Aug 22, 2025 €11 025 000 on Sep 17, 2025



