

## 4890m<sup>2</sup> Commercial 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

Covered Area **4890**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **20026**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **13405**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Strovolos      Region: **Nicosia**  
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	<b>Excluded</b>	Title transfer fee	<b>~€437 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 255.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€19 000 000 on Aug 22, 2025

€11 025 000 on Sep 17, 2025

