

## 370m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Reference ID: #SA30769 Price details: €520,000 The asset is a shop in Agios Vasileios quarter in Strovolos. The shop has a total covered area of 370sqm out of which 250sqm is the ground floor and 120sqm the mezzanine. On the ground floor, the asset consists of an office and an open plan space which is used as a showroom. The mezzanine consists of a WC, a bathroom, a kitchen, an office and a storage space. The shop is currently rented offering high rental yield.



### Property Info

Covered Area **370**  
Energy Efficiency **N/A**

### Plot / Area Info

### Location

**Location:** Strovolos  
**Coordinates:** **35.142849223205 / 33.341967723301**

### Additional info

Reference Number **SA30769**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Storage room

Region: **Nicosia**

## Price: €520 000 + VAT

VAT for this property is **€69,286** or **€98,800**. 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>~€17 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 405.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€550 000 on Oct 19, 2023  
 €520 000 on Sep 12, 2024

