

## 205m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Reference ID: #SA30039 Price details: €765,000 +VAT The building consists of five levels and two basements. On the ground floor is designed three shops with mezzanine. The rest of the building, with separate entrance, lobby area and elevator, consists of five floors with comfortable office spaces which can be divided according to the space needed by each business. All offices have kitchens, toilets and covered verandas and can be divided into offices, meeting rooms and reception areas. The building is equipped with raised floors suitable for structured cabling and drop ceilings with climate control units. FEATURE: Class A' Energy performance Thermal and sound insulation VRV system Lighting...



### Property Info

Covered Area	<b>205</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>SA30039</b>
Property type	<b>Other Commercial</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2023</b>

### Amenities

- Storage room

### Location

**Location:** Strovolos  
Coordinates: **35.149023908723 / 33.350714945432**

Region: **Nicosia**

## Price: €765 000 + VAT

VAT for this property is **€66,984** or **€145,350**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 732.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€685 000 on Oct 19, 2023  
 €765 000 on May 16, 2025

