

## 1500m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Reference ID: #SA30015 Price details: €1,025,000 +VAT Two-storey leasehold building with total area of 1.000 sq.m. plus basement of 500 sq.m. Lease expires on 30/11/2047 with option for renewal for another 33 years. Very low annual lease payable to the Ministry of Energy, Commerce and Industry of €747 (paid up to 30/11/2022). The immediate area of the property is a well-developed industrial area with easy access to the Nicosia-Limassol motorway. 

| Property Info     |             | Plot / Area Info |             | Additional info  |                  |
|-------------------|-------------|------------------|-------------|------------------|------------------|
| Covered Area      | <b>1500</b> | Plot area        | <b>1150</b> | Reference Number | <b>SA30015</b>   |
| Energy Efficiency | <b>N/A</b>  | Parking          | <b>Yes</b>  | Property type    | <b>Building</b>  |
|                   |             |                  |             | Condition        | <b>Pre-Owned</b> |

| Amenities | Location  | Region:        |
|-----------|---|----------------|
| • Parking | <b>Location:</b> Strovolos<br>Coordinates: <b>35.125798678639 / 33.360598441251</b> | <b>Nicosia</b> |

## Price: €1 025 000 + VAT

VAT for this property is **€180,400** or **€194,750**. 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>~€37 600.00</b>           |                 |             |
| Title deed | <b>No Title</b> | Price per SQM      | <b>€683.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€1 025 000 on Oct 19, 2023

