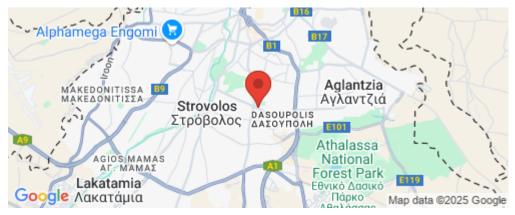
# **INDEX**

### 2028m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Reference ID: #SA29176Price details: €1,700,000The asset is a four floor commercial building in Strovolos.It is located proximity to many amenities and public services in the wider area. The building comprises two basement levels, a shop on the ground floor and three open-plan office floors. The basements have an area of 1,694sqm the ground floor 567sqm and the three floors 1,461sqm (487sqm each floor).



Property Info		Plot / Area Info		Additional info	
Covered Area	2028	Plot area	1052	Reference Number	SA29176
Covered Veranda	487				
Total Number of Floors	6	Pool Parking	No Yes	Property type Condition	Building Pre-Owned
Energy Efficiency	N/A	Farking			

Amenities	Location				
. Ctorogo room	Location: Strovolos	Region: <b>Nicosia</b>			
<ul> <li>Storage room</li> </ul>	Coordinates: 35.145104044726 / 33.36151031057				



#### Price: €1 700 000 + VAT

VAT for this property is €305,396 or €323,000. 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	Excluded	Title transfer fee Price per SQM	~€64 600.00 €838.00/m²	Common expenses	None					
Representative: Smart Assets										
Registratior License nun		1109 317/E	Email Legal name	info@smartassets.com.cy N/A						

Phone: +35777000111

#### **Price change history**

€2 200 000 on Oct 19, 2023
€2 100 000 on Feb 16, 2024
€1 700 000 on Nov 5, 2024

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