

## 604m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA27119 Price details: €640,000 +VAT Corner commercial plot in a lively and popular location in Agios Demetrios quarter of Strovolos Municipality. The property is ideally situated close to an abundance of amenities and services such as supermarkets, restaurants, schools, cafes etc. In addition, it enjoys excellent accessibility to the Nicosia city center while the Makarios Hospital is only a short drive away. The vicinity of the property designates an increased demand for properties due to its attractiveness and accessibility. The plot has a regular shape and a level surface. It has an extensive road frontage along its southwest boundary with total frontage of approxi...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**604**

Plot area

**604**

Reference Number

**SA27119**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.14829460707 / 33.352670587523**

## Price: €640 000 + VAT

VAT for this property is **€99,348** or **€121,600**. 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>~€22 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 060.00/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

€700 000 on Oct 19, 2023  
 €650 000 on Jan 23, 2024  
 €730 000 on Sep 6, 2024  
 €640 000 on Jan 30, 2025



