

## 2545m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Reference ID: #SA27093 Price details: €2,900,000 Development opportunity in a vacant property on a well proportioned site extending to about 10.638 sq.m. (105m wide x 110m depth). The asset is surrounded by mainly large commercial and industrial units and is within close proximity to the Mall of Cyprus, the Nicosia general hospital and the main motorway. The industrial building within the land is two-storey high and is situated on the northern boundary of the parcel. The basement of approximately 550 sq.m. consists of a reception area, 2 storage rooms, a dining room and toilets. The ground floor of approximately 1,700 sq.m. consists of 2 office spaces, a small kitchen, storage spaces, a freez... ✖

### Property Info

Covered Area	<b>2545</b>	Plot area	<b>10683</b>	Reference Number	<b>SA27093</b>
Covered Veranda	<b>295</b>	Pool	<b>No</b>	Property type	<b>Other Commercial</b>
Energy Efficiency	<b>N/A</b>	Parking	<b>Yes</b>	Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Strovolos  
Region: **Nicosia**  
Coordinates: **35.121953506391 / 33.375906546972**

## Price: €2 900 000 + VAT

VAT for this property is **€527,071** or **€551,000**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€112 600.00</b> <b>€1 139.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€3 950 000 on Oct 19, 2023

€2 900 000 on Nov 7, 2024

