

## 4433m<sup>2</sup> Building for Sale in Strovolos, Nicosia District

Reference ID: #SA27092 Price details: €5,000,000 This well-located two storey commercial building/showroom with a basement has a total built area of 4.433 sqm and is situated in Strovolos, Nicosia. Located at the entrance/exit of the city, it enjoys good accessibility towards the city centre and the surrounding areas and is adjacent to public roads on its western and eastern boundaries not far from The Mall of Cyprus and IKEA. The building comprises a basement of 685 sqm for use as storage, a ground floor of 2.200 sqm of which 580 sqm was used as showroom space and 1.620 sqm as storage. The first floor has a total area of 1.335 sqm and consists of offices, showrooms, server room and other au...

### Property Info

Covered Area	<b>4433</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>4833</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA27092</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Parking

### Location

**Location:** Strovolos

Coordinates: **35.11956654451 / 33.360743739141**

Region: **Nicosia**

## Price: €5 000 000 + VAT

VAT for this property is **€926,314** or **€950,000**. 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	<b>~€196 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 128.00/m<sup>2</sup></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

€5 000 000 on Oct 19, 2023

