

## 1340m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

Reference ID: #18157 Price details: €2,100,000 The asset is a commercial building in Strovolos municipality, Nicosia district. The building comprises of a ground floor showroom of 550sqm with mezzanine showroom and offices of 275 sqm, a first floor office space of a 515sqm and a basement of 800sqm used as a parking area and storage space. The surrounding area of the asset is developed with commercial buildings, offices, showrooms and buildings of mixed commercial and residential use. The shop enjoys great accessibility to the surrounding areas and Nicosia city centre.

### Property Info

Covered Area **1340**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **1047**

### Additional info

Reference Number **18157**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €2 100 000 + VAT

VAT for this property is **€366,090** or **€399,000**. 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>~€80 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 567.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
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## Price change history

€2 100 000 on Oct 19, 2023



