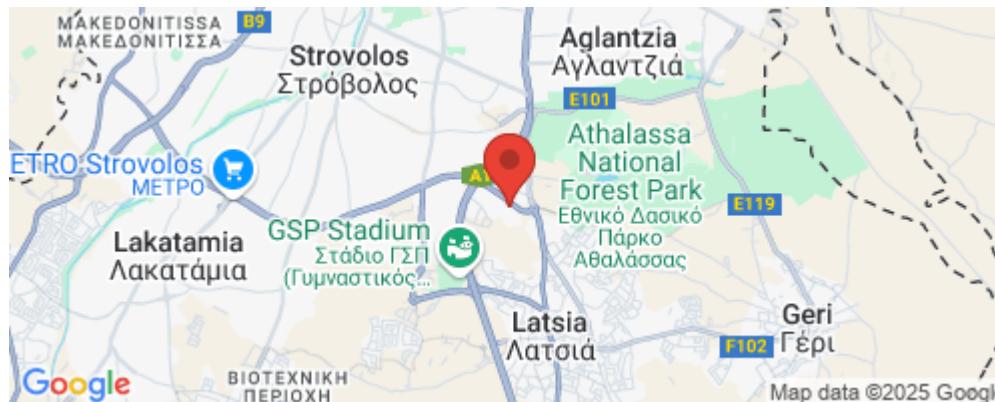


## 1608m<sup>2</sup> Commercial for Sale in Strovolos, Nicosia District

Reference ID: #18104 Price details: €1,855,000 This asset is a showroom and warehouse located on Kalamon Street, c. 300m east of the Nicosia - Limassol motorway and 200m west of the Nicosia Hospital roundabout. The asset consists of a 582sqm showroom with a mezzanine of 134sqm used as office space and a warehouse of 892sqm. The immediate area of the asset is a mixed commercial and industrial area, where numerous showrooms and warehouses can be found. The asset enjoys very good accessibility due to its proximity to the Nicosia - Limassol motorway. The asset falls within planning zone Bα3/BE1 with a building density coefficient of 100%, coverage coefficient 50%, in 2 floors. The...



### Property Info

Covered Area **1608**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **3160**

### Additional info

Reference Number **18104**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Strovolos  
**Coordinates:** **35.124505714985 / 33.371382206995**

Region: **Nicosia**

## Price: €1 855 000 + VAT

VAT for this property is **€328,224** or **€352,450**. 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>~€70 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 154.00/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: +35777000111			

## Price change history

€1 855 000 on Oct 19, 2023

