

## 1,593m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #17107 Price details: €1,585,000 A large piece of land consisting of three adjacent plots with a total unified area of 1.593 sqm. The asset benefits from an excellent location, close vicinity to the Nicosia city centre and other appealing characteristics such as flat and even surface. The asset holds a recently expired planning permit for a mixed used development consisting of a 3-storey building comprising: basement (33 parking spaces), 5 shops with mezzanine, 4 offices and 5 flats. The immediate area comprises of residential units (blocks of flats, detached and semi-detached houses) as well as shops, offices and mixed used developments. The asset falls within the Commercial area.



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**1593**

Plot area

**1593**

Reference Number

**17107**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.141741927093 / 33.354478260182**

## Price: €1 585 000 + VAT

VAT for this property is **€280,255** or **€301,150**. 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>~€60 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€995.00/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>
Phone: +35777000111			

## Price change history

€1 585 000 on Oct 19, 2023

