

DELFI PROPERTIES

# Incomplete Commercial Building in Strovolos, Nicosia in Strovolos, Nicosia

## Strovolos, Nicosia Commercial Building

Price

## €2,200,000

* Not Subject to VAT



# Description

The property is a five-storey mixed-use building with a basement, located in the high-demand and low-supply area of Strovolos Municipality, Chryseleousa Quarter, Nicosia District. The property is currently in an incomplete shell and core condition, offering a developer or owner-occupier the flexibility to customize all internal finishes according to specific requirements and project vision. The building comprises a ground floor retail shop of approximately 227 sq.m. with an additional mezzanine of 121 sq.m. Floors one to three each provide office spaces of approximately 179.5 sq.m., while the fourth floor consists of a spacious apartment/penthouse of approximately 194.5 sq.m. The basement extends to approximately 435 sq.m. and includes parking spaces as well as auxiliary and storage areas. In addition, the property benefits from approximately 98 sq.m. of covered verandas. Its prime location ensures excellent visibility and accessibility, making it suitable for both commercial and residential exploitation. The property is held within a Special Purpose Vehicle (SPV), and the acquisition of the company shares results in no Transfer Fees and no VAT being applicable to the transaction, enhancing its overall investment appeal.

## MAIN FEATURES:

**Internal area**
1,516m$^2$

**Bathrooms**
N/Z

**Covered Verandas**
N/A m$^2$

**Floor**
N/A

**Parking Spaces**
15

**Furnished**
Yes

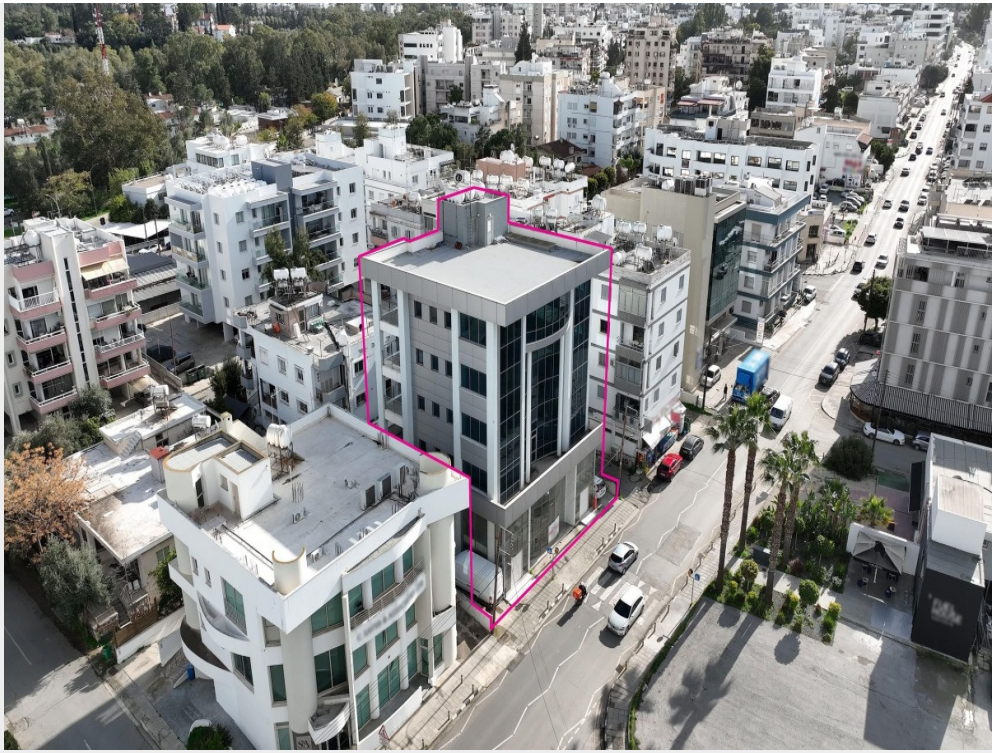
**Energy Class**
Under Issuance



# Property Details

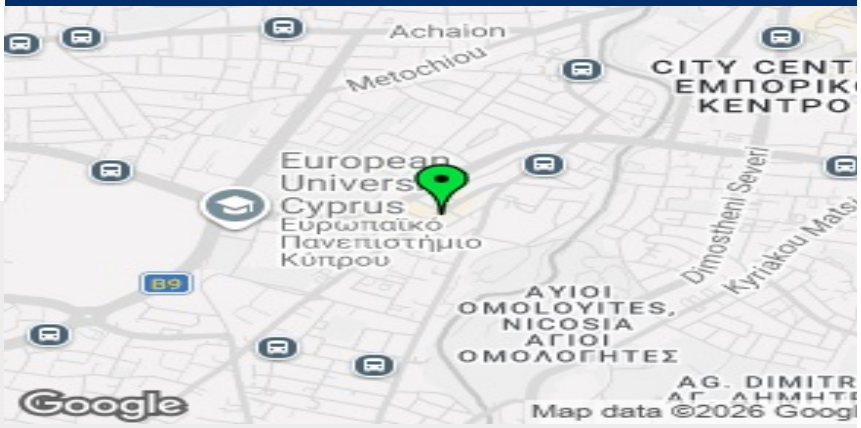
| | | | | |
|---|---|---|---|---|
| ○ Air Conditioning | ○ Fireplace | ○ Guestroom | ○ Storage room | ○ Solar Heater |
| ○ Alarm System | ○ Barbeque Area | ○ Basement | ○ Shower | ○ Photovoltaic System |
| ○ Ensuite Toilet | ○ Swimming Pool | ○ Dining Room | ○ Gym | ○ Garden |
| ○ Jacuzzi | ○ Double Glaze Windows | ○ Showroom | ○ Kitchen | ○ Near Beach |
| ○ Central Heating | ○ Roof Garden | ○ Barbeque Area | ○ Spa | ✓ Near Public Park |
| ✓ City View | ○ Countryside | ○ Raised Floor | | |





# Unlock Your Investment Potential

Location:





## Get In Touch


27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093


## Disclaimer


Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.