

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

1,516m²

Bathrooms

N/Z

Covered Verandas

N/A m²

Floor

N/A

Parking Spaces

15

Furnished

Yes

Energy Class

Under Issuance

Property Details

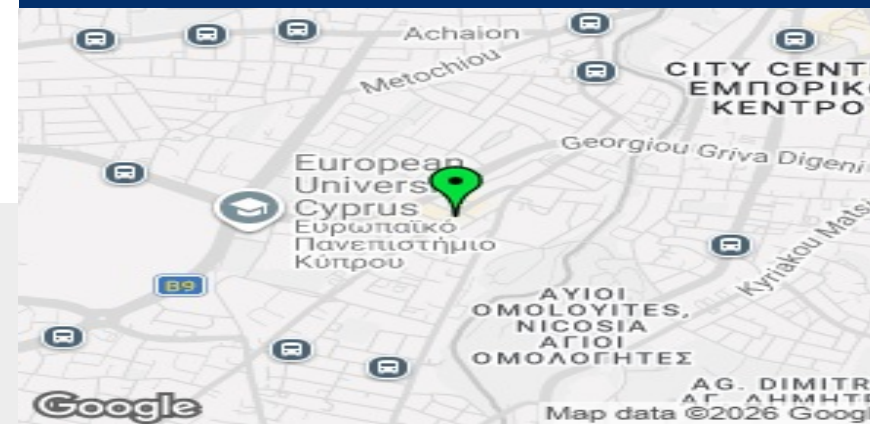
☐ Air Conditioning	☐ Fireplace	☐ Guestroom	☐ Storage room	☐ Solar Heater
☐ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☐ Photovoltaic System
☐ Ensuite Toilet	☐ Swimming Pool	☐ Dining Room	☐ Gym	☐ Garden
☐ Jacuzzi	☐ Double Glaze Windows	☐ Showroom	☐ Kitchen	☐ Near Beach
☐ Central Heating	☐ Roof Garden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



Unlock Your Investment Potential



Location:





Get In Touch

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