

Mixed-Use Building in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Mixed Use

Price

€4,002,500

* Subject to VAT



Description

The property is a five-storey mixed-use commercial building located in Strovolos, Nicosia, within a prominent commercial area. Constructed approximately in 2008, the building occupies a registered plot of 938sq.m. with approximately 22m of road frontage. The building offers approximately 1,270sq.m. of internal area, 108sq.m. of covered verandas, 136sq.m. of uncovered verandas and 189sq.m. of basement and attic space. It comprises six registered units and benefits from an elevator. The internal layout includes reception areas, multiple separate offices, open-plan office spaces, conference facilities, server rooms, kitchens and toilets across the different levels. The basement also includes four independent storage units and a dedicated room for the power generator. The property benefits from extensive parking facilities, comprising 14 underground parking spaces, 11 ground-floor parking spaces and one designated accessible parking space, for a total of 26 parking spaces. Situated along a major commercial avenue, the building offers high visibility, convenient accessibility and connectivity to key business areas across Nicosia. Separate title deeds are available for the property. The property is held through a Special Purpose Vehicle (SPV). The acquisition structure involves the purchase of the company's shares, which, according to the provided information, does not attract property transfer fees or VAT. Independent legal and tax advice is recommended to confirm the applicable treatment of the transaction.

MAIN FEATURES:

Internal area
1,270m^2

Bathrooms
N/Z

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
N/A

Furnished
Yes

Energy Class
Under Issuance



Property Details

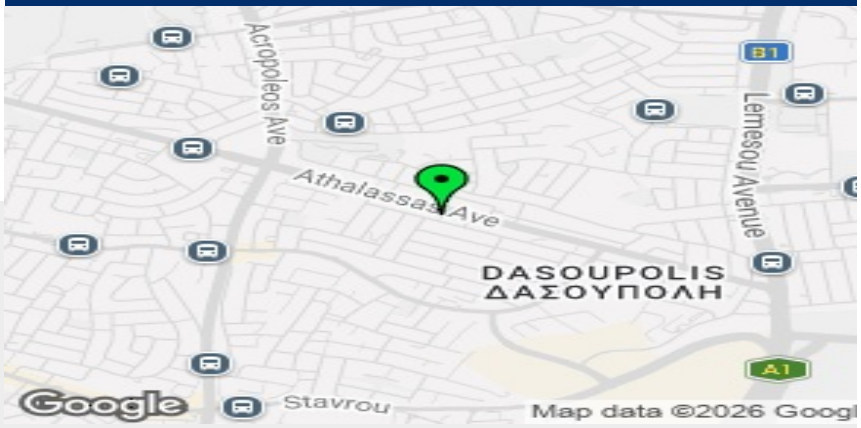
○ Air Conditioning	○ Fireplace	○ Guestroom	○ Storage room	○ Solar Heater
○ Alarm System	○ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	○ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden	○ 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

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