

# LEASEHOLD BUILDING IN STROVOLOS INDUSTRIAL ZONE

## Description of Property

- Two-storey leasehold building with total area of 1.000 sq.m. plus basement of 500 sq.m.
- The Energy Class of the building is “C”.
- Lease expires on 30/11/2047 with option for renewal for another 33 years.
- Very low annual lease payable to the Ministry of Energy, Commerce and Industry of €747 (paid up to 30/11/2023).
- The immediate area of the property is a well-developed industrial area with easy access to the Nicosia- Limassol motorway.

### Location

District	Nicosia
Municipality / Community	Strovolos
Quarter	Ap. Varnava & Ay. Makariou

### Characteristics

Property Type	Building with Offices
Parcel area	1.150 sq.m.
Building area	1.000 sq.m. 500 sq.m. (basement)

### Tittle Deed information

Registration No.	Part of 0/6933
Share	Leasehold
Sheet / Plan	30/06E1
Block	11
Parcel No.	Part of parcel 1335

### Town Planning Information

Planning Zone	Bβ1
Density	100%
Coverage	60%
Floors	2
Height	--

## Location / Photographs



- The above data is based on the Land Registry website. Interested buyers are encouraged to conduct a thorough inspection of the property.
- The property does not qualify for the 50% reduction of Property Transfer Fees imposed or levied by the Department of Lands and Surveys (Fees and Charges) Law (Cap.219).

**Advertising Price: €935.000**

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**The price is subject to VAT**