

## 331m<sup>2</sup> Office for Sale in Agioi Omologites, Nicosia District

The asset is an office in Agioi Omologites. It is located 300m from the Ministry of Interior and 1.5km from the city center. It is part of a seven storey mixed use building comprising 22 offices. The office occupies the entire 4th floor. It has 331 sq.m covered area with an exclusive right of use of 2 uncovered parking spaces on the ground floor no. 7, 8 and 4 covered parking spaces on the basement no. 7, 8, 21, 22. Internally the property comprises 8 separate office spaces, 4 toilets, server room, lobby area and kitchenette. The layout of the office offers the opportunity to rent it out to a single tenant or as serviced offices. The asset has a prime location in Nicosia business center providi...

### Property Info

Covered Area	<b>331</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL21308</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>

### Amenities

### Location

**Location:** Agioi Omologites Region: **Nicosia**

## Price: €545 000 + VAT

VAT for this property is **€68,973** or **€103,550**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 647.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€570 000 on Nov 2, 2023  
 €545 000 on May 27, 2024



