

## 196m<sup>2</sup> Office for Sale in Nicosia District

The asset is an office on the second floor in the quarter of Trypiotis. The office is part of a mixed use building. It has an area of 196 sqm. It benefits from 2 parking spaces 1 in the basement and 1 on the ground floor. The property holds a premium position in Nicosia business center surrounded by all amenities services commercial and residential developments. It is an ideal investment opportunity. Το ακίνητο είναι γραφείο στον δεύτερο όροφο στη συνοικία Τρυπιώτη. Το γραφείο είναι μέρος ενός κτηρίου μικτής χρήσης. Έχει εμβαδόν 196 τ.μ.. Επωφελείται από 2 θέσε?...

### Property Info

Covered Area **196**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **VL19151**  
Property type **Office**  
Condition **Brand New**

### Amenities

### Location

Region: **Nicosia**

## Price: €500 000 + VAT

VAT for this property is **€41,429** or **€95,000**. 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>€2 551.00/m<sup>2</sup></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

€510 000 on Nov 4, 2023  
€500 000 on May 27, 2024



