

## 263m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

The property is an office in Agios Demetrios. It is located on Ifigeneias avenue, 90m from Acropolis Primary school and 100m from the junction of Ifigeneias and Armenias streets.



The office is located on the first floor (no.3) and occupies the entire floor. It consists of the reception area, open plan area, four rooms, conference room, storage room, small kitchen, four toilets and two covered verandas.

It has total covered area of 305sqm, with 265sqm internal area and 40sqm of covered verandas.

The office benefits of an exclusive right for 15 covered parking spaces at the basement and 6 store rooms of a total area 33sqm.

It offers close proximity to all amenit...

### Property Info

Covered Area **263**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **1652**

### Additional info

Reference Number **8419**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

### Location

**Location:** Strovolos  
**Coordinates:** **35.154212841452 / 33.367157852677**

Region: **Nicosia**

## Price: €650 000 + VAT

VAT for this property is **€71,599** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 471.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
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## Price change history

€650 000 on Nov 9, 2023

