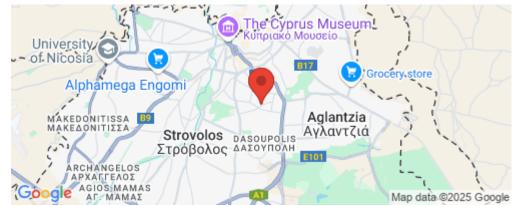
# **INDEX**

### 265m<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 second floor (no.3) and occupies the entire floor. It consists of the reception area, four rooms, four toilets and two covered verandas. It has total covered area of 305sqm, which the 265sqm refers to an internal area and 40sqm of covered verandas.

The office is part of a building that consists of 6 offices and 2 apartments. The office benefits of an exclusive right for 15 covered parking spaces at the basement and 6 store rooms of a total area 35sgm.

It offers ....

Property Info		Plot / Area In	fo	Additional info	
Covered Area Energy Efficien	<b>265</b> Icy <b>C</b>	Plot area	1652	Reference Number Property type Condition Construction Year	8417 Office Pre-Owned 2001-2010
Amenities	Location Location: Strovolos Coordinates: 35.1542128	341452 / 33.367157	7852677	Region: <b>Nicosia</b>	
Apr 5, 2025			1/3		https://index



#### Price: €655 000 + VAT

VAT for this property is €72,544 or €124,450. 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	Excluded	Title transfer fee ~€22 800	0.00 Common expenses None
		Price per SQM <b>€2 472.00</b>	D/m <sup>2</sup>

#### **Representative: GoGordian (Gordian Servicing)**

Registration number	N/A	Email	seraclidou@gordianservicing.com
License number	N/A	Legal name	GoGordian (Gordian Servicing)

Phone: +35780004321, +35722812065

#### **Price change history**

€655 000 on Nov 9, 2023

## **INDEX**

