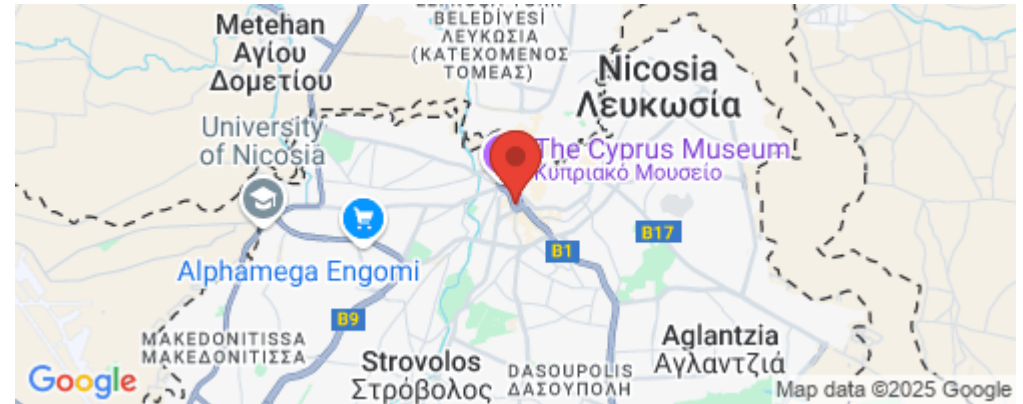


## 199m<sup>2</sup> Office for Sale in Nicosia - Trypiotis

The property is an office space on the second floor, in Trypiotis quarter. The office is part of a mixed-use building, known as “Kriticos Tower” which abuts Diagorou street.



It has an internal area of 199sqm and the right to use 3 parking spaces (2 underground and 1 on the ground floor). The office benefits from VRV air conditioning units, double-glazed windows and office partitions.

The property holds a premium position in Nicosia business centre, surrounded by all amenities, services, commercial and residential developments. It is an ideal investment opportunity.

### Property Info

Covered Area **199**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **1096**

### Additional info

Reference Number **8059**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

#### Location

**Location:** Nicosia - Trypiotis      Region: **Nicosia**  
**Coordinates:** **35.169069 / 33.358065**

## Price: €440 000 + VAT

VAT for this property is **€37,168** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 211.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€510 000 on Jul 19, 2023  
 €440 000 on Sep 25, 2024











