

## **365m² Office for Sale in Nicosia - Agios Andreas**

A 7-story building situated in the city center. The building comprises of seven floors of offices plus a basement.

The luxurious office building is located in an excellent location in close proximity to the Supreme Court, the District Court, Town Planning and the House of Representatives – a prime location with direct access to the city center, Strovolos, and Engomi commercial centers.

Ground floor: Open plan office space of total area 365m² plus basement 75m² of auxiliary facilities

Offered with VRV AC system, false ceiling, and raised floor installed.

Office specifications:

2 x W.C'S per office, a kitchenette, raised floor, false ceiling, inv...

Property Info	Plot / Area Info	Additional info		
		Reference Number	30832	
Covered Area <b>365</b>		Property type	Office	
Air Conditioning <b>Yes</b>		Condition	<b>Pre-Owned</b>	
		Construction Year	2021	

## **Amenities** Location

• Air Conditioning Location: Nicosia - Agios Andreas Region: Nicosia



Price: €925 000 + VAT

VAT for this property is €122,531 or €175,750. 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	~€33 <b>600.00</b>	Common expenses	Nama
		Price per SQM	€2 534.00/m²		None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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## **Price change history**

€925 000 on May 23, 2024







