

## 365m<sup>2</sup> 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 365m<sup>2</sup> plus basement 75m<sup>2</sup> 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

Covered Area **365**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **30832**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2021**

### Amenities

- Air Conditioning

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€33 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 534.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€925 000 on May 23, 2024





