

## 223m<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.

3rd Floor: One office of 223m<sup>2</sup> plus 63m<sup>2</sup> uncovered balcony. The office is complete, with VRV AC cooling and heating system, power, lighting, telephone network, structured cabling, burglar and fire alarm systems, partitions, WC and kitchenette.

Office specifications:

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### Property Info

Covered Area **223**

Heating **Yes**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **37644**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2022**

### Amenities

- Storage room

### Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia**

## Price: €694 000 + VAT

VAT for this property is **€66,506** or **€131,860**. 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>~€24 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 112.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€694 000 on May 23, 2024





