

## 650m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

Modern and spacious office space of 200sqm, in a fantastic location on Stavrou Avenue.

This is a build of 2008 and the office area on the second floor. It combined with the 6 offices, conference room, 2 toilets, 1 bathroom, 1 shower, kitchenette, and reception.

There are central Cooling and Heating, fast internet, lift, storage room and 5 uncovered car parking spots.

### Property Info

Covered Area **650**  
 Furnishing **Furnished**  
 Heating **Yes**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **22829**  
 Property type **Office**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**

### Amenities

- Storage room

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €2 300 000 + VAT

VAT for this property is **€362,692** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 538.00/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>
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## Price change history

€2 300 000 on May 23, 2024







