

## 1200m<sup>2</sup> Office for Sale in Agioi Omologites, Nicosia District

Prime location excellent Views Finest Quality The Location The Nicosia Forum is situated at a prime location in Nicosia .

The building occupies a plot of approximately 600m<sup>2</sup> with no adjoining buildings on all of its four sides .

It sits near the crossroads of three major thoroughfares, Georgiou Griva Digeni Avenue ( leading into Santaroza Avenue ) . Themistokli Dervi Road and Kyriakos Matsis Avenue – all being major commercial locations.

Building Details The Nicosia Forum is an existing building which rises 26 metres above street level and comprises 8 storeys ( including the ground floor and mezzanine level ) . The ground floor has two entrances and hosts around...

### Property Info

Covered Area **1200**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **38119**

Property type **Office**

Condition **Pre-Owned**

Construction Year **1990 and older**

### Amenities

- Air Conditioning

### Location

**Location:** Agioi Omologites Region: **Nicosia**

## Price: €2 200 000 + VAT

VAT for this property is **€379,500** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 833.00/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

€2 200 000 on May 23, 2024













