

## 302m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

This is an office space on the first floor of the building located on the main Avenue in Nicosia.

The office has a surface area of 302 sqm, 7 sqm of covered verandas and also benefits of 6 underground parking places and two storage rooms in the basement of 16 sqm and 18 sqm.

The office was previously used as a physiotherapy clinic.

The construction is of good quality offering excellent amenities for any type of future occupier.

The local area is fully developed with commercial buildings, offices, showrooms and buildings of mixed commercial and residential use.

### Property Info

### Plot / Area Info

Covered Area **302**

### Additional info

Reference Number **17203**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

### Amenities

- Storage room

### Location

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

## Price: €670 000 + VAT

VAT for this property is **€80,711** or **€127,300**. 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>~€23 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 219.00/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

€725 000 on May 24, 2024

€670 000 on Oct 23, 2024













