

## 233m<sup>2</sup> Office for Sale in Nicosia District

An office with mezzanine situated on the ground floor of an 8 storey building.

It has a registered indoor area of approximately 147 sq.m. meters and a mezzanine area of 86 sq.m. meters.

The mezzanine consists of an open plan area, an auxiliary space, two toilets and a small kitchen.

It has a 24 sq.m. storage on the mezzanine, two covered parking spaces in the basement, right of use of pavement of 43 sq.m. and an area of 18 sq.m. in the basement.

### Property Info

### Plot / Area Info

Covered Area **233**

### Additional info

Reference Number **45230**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €480 000 + VAT

VAT for this property is **€47,938** or **€91,200**. 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>~€15 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 060.00/m<sup>2</sup></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

€530 000 on May 24, 2024

€480 000 on Oct 23, 2024

