

## 305m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

An office in Agios Demetrios. The office is located on the second floor (no.3) and occupies the entire floor. It consists of the reception area, four rooms, four toilets and two covered verandas.

It has total covered area of 305 sq.m., which the 265 sq.m. refers to an internal area and 40 sq.m. of covered verandas.

The office is part of a building that consists of 6 offices and 2 apartments. The office benefits of an exclusive right for 15 covered parking spaces at the basement and 6 store rooms of a total area 35sqm.

It offers close proximity to all amenities and easy access to Nicosia city center and the highway.

EPC Energy Class G

### Property Info

Covered Area **305**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **47046**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

- Air Conditioning

### Location

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

## Price: €655 000 + VAT

VAT for this property is **€79,352** or **€124,450**. 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>~€22 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 148.00/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

€655 000 on May 24, 2024

