

## 203m<sup>2</sup> Office for Sale in Nicosia District

An office on the first floor, in the quarter of Trypiotis. The office is part of a mixed-use building. It has an area of 203sqm. It benefits from 3 parking spaces on the mezzanine level. The property holds a premium position in Nicosia business centre, surrounded by all amenities, services, commercial and residential developments. It is an ideal investment opportunity.

Energy Class C

### Property Info

Covered Area **203**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **33509**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2012**

### Amenities

- Air Conditioning

### Location

Region: **Nicosia**

## Price: €430 000 + VAT

VAT for this property is **€37,217** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 118.00/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>

Phone: **+35725310243, +35770000889**

## Price change history

€500 000 on May 24, 2024

€430 000 on Oct 24, 2024



