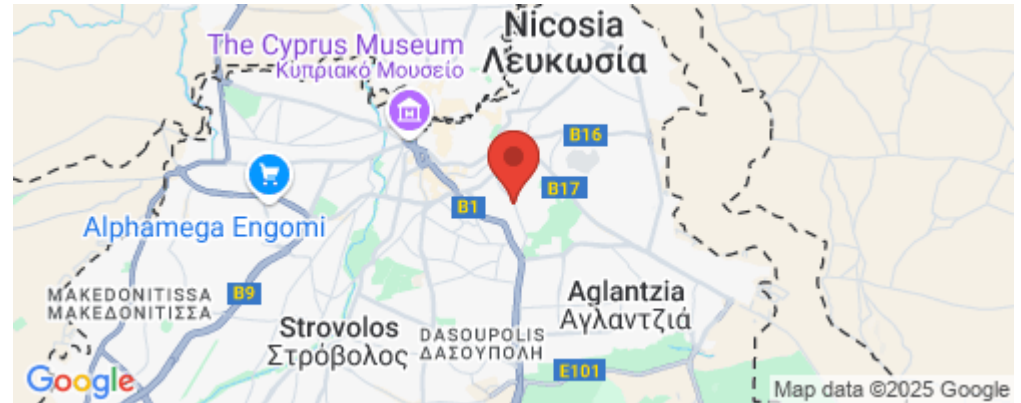


## 184m<sup>2</sup> Office for Sale in Nicosia District

The property concerns two office units (Office no.1 & 2) on the 3rd floor of a 6-storey building in Agios Antonios. It is located on the corner of Kallipoleos and Nicodemou Mylona street.



The building comprises of 17 units in total, with 5 retail units on the ground floor, 11 offices and 1 apartment on the upper floor.

Unit no.1 has an internal area of 65sqm and 9sqm of covered verandas. It has the exclusive right of use of one parking place in the basement.

Unit no.2 has an internal area of 119sqm and 18sqm of covered verandas. It has the exclusive right of use of two parking places in the basement of the building.

### Property Info

Covered Area **184**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **7221**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.162887697218 / 33.373631690265**

## Price: €355 000 + VAT

VAT for this property is **€26,934** or **€67,450**. 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>~€10 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 929.00/m²</b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€355 000 on May 27, 2024









