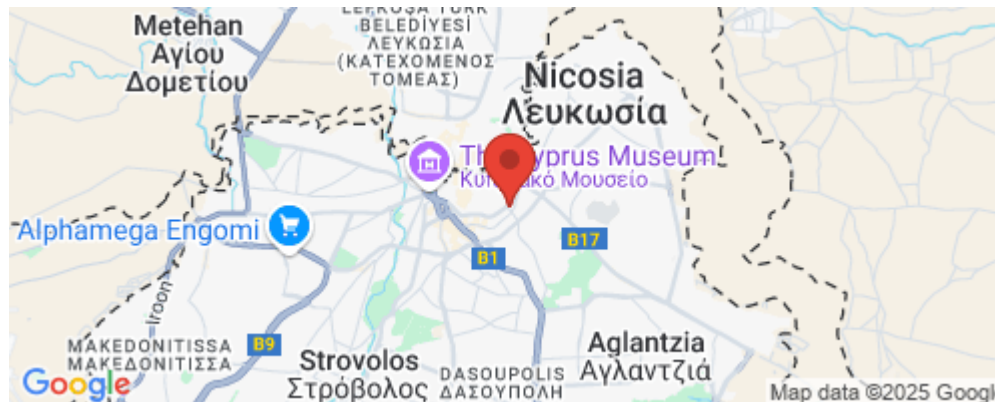


## 149m<sup>2</sup> Office for Sale in Nicosia District

The property is an office on the first floor in Agios Antonios. It is part of a mixed-use building located on Salaminos avenue, opposite 'Kolokasi' parking lot.

It has an internal area of 149sqm and 33sqm covered verandas, occupies the whole first floor of the building and it consists of a lobby area, office spaces, conference room, 2 kitchenets, 2 toilets and 1 covered veranda. It has the exclusive right of use for 3 parking places (2 ground floor parking spaces and 1 parking space in basement)

It offers close proximity to all amenities and easy access to Nicosia's city center.



### Property Info

Covered Area **149**  
Energy Efficiency **D**

### Plot / Area Info

Plot area **576**

### Additional info

Reference Number **7026**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.169733360161 / 33.369726322705**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 081.00/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

€310 000 on May 27, 2024

