# 572m<sup>2</sup> Office for Sale in Engomi, Nicosia District

This modern building in central Nicosia, located on the main perimeter road, features a unique design with folds and creases creating a seamless, coherent structure. It includes a ground floor showroom, a mezzanine, three underground parking levels with 110 spaces, and seven floors of luxury office space. The flexible layout allows for various arrangements without uniformity. Advanced electro-mechanical systems, unimpeded views, and a "smart" triple-layer shell providing energy efficiency, shading, ventilation, soundproofing, and controlled lighting highlight its innovative features. The shell's ethereal, translucent character changes throughout the day, enhanced by LED ...

Property Info		Plot / Area Info		Additional info	
Covered Area	572	Parking	Covered, Yes	Reference Number Property type	98189 Office
Amenities		Location	I. Contraction of the second se		
Parking	Location: Engomi Region: Nicosia				



### Price: €4 000 000 + VAT

VAT for this property is €613,147 or €760,000. 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	Excluded	Title transfer fee ~€156 600	
		Price per SQM <b>€6 993.00</b> /r	m <sup>2</sup> Common expenses None

### **Representative: La Maison Estates**

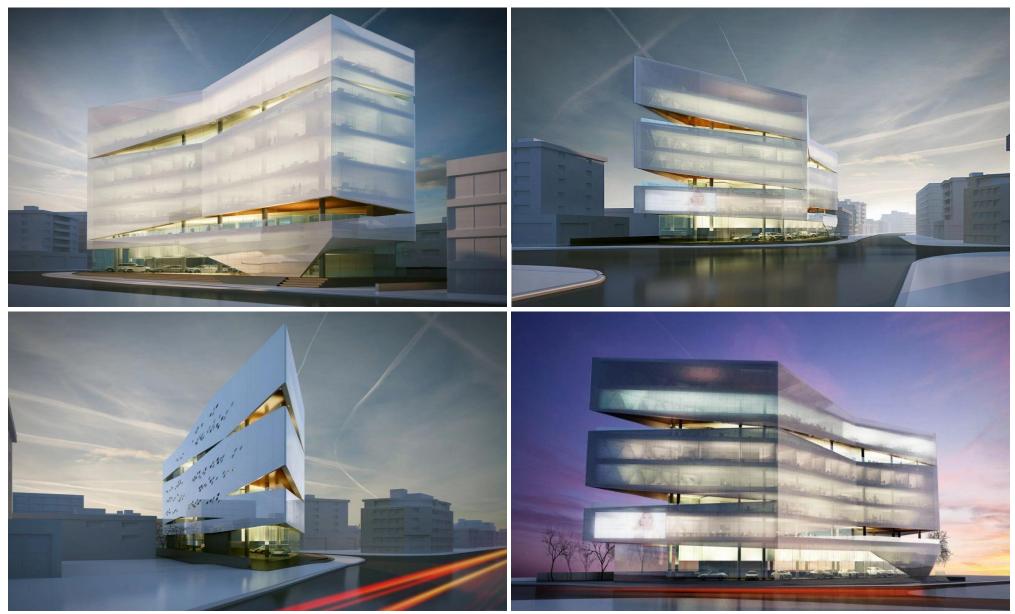
Registration number	770	Email	info@lamaison.cy
License number	400/E	Legal name	N/A

Phone: +35722262970

## **Price change history**

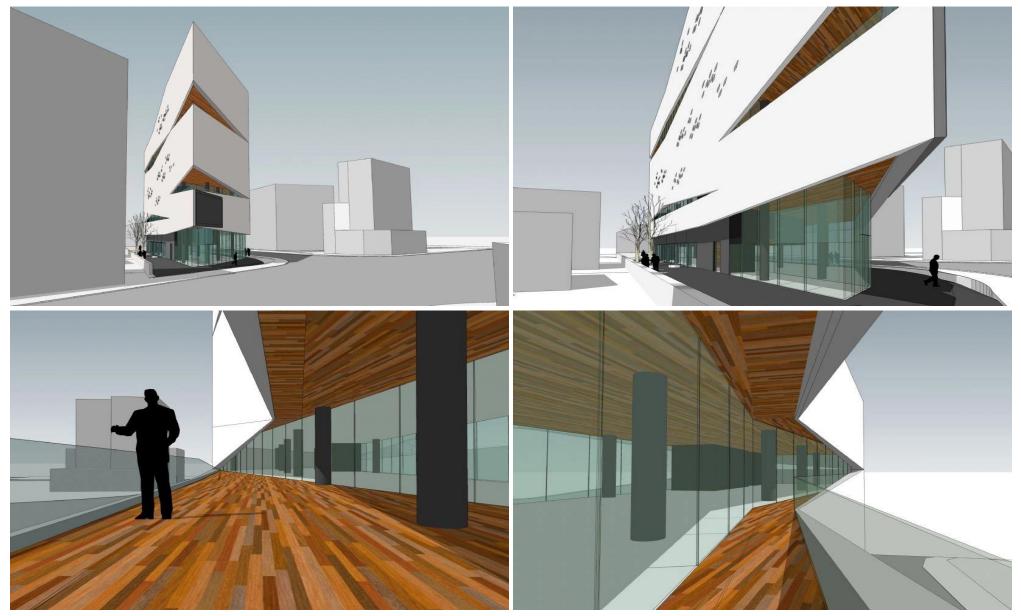
€4 000 000 on Jun 13, 2024



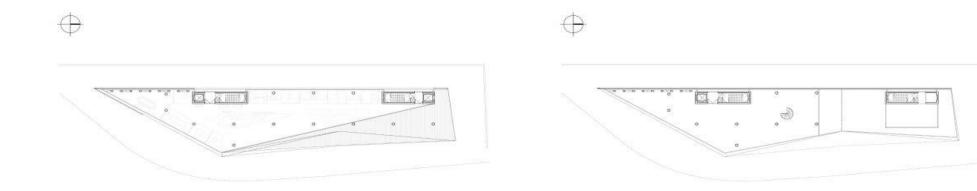


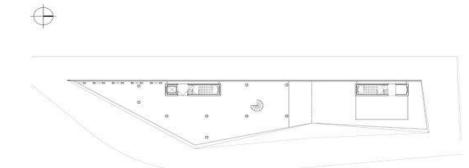


#### www.index.cy - All Cyprus Real Estate









 $\oplus$ 

