

## 235m<sup>2</sup> Office for Sale in Engomi, Nicosia District

Situated on the main perimeter road in central Nicosia, this modern building features a distinctive design with folds and creases forming a seamless structure. It comprises a ground floor showroom, a mezzanine, three underground parking levels with 110 spaces, and seven floors of luxury office space. The flexible layout accommodates various arrangements without uniformity. Key features include advanced electro-mechanical systems, unobstructed views, and a “smart” triple-layer shell that provides energy efficiency, shading, ventilation, soundproofing, and controlled lighting. The shell’s ethereal, translucent character changes throughout the day, enhanced by LED lighting ...

### Property Info

Covered Area

**235**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**98266**

Property type

**Office**

### Amenities

- Parking

### Location

**Location:** Engomi Region: **Nicosia**

## Price: €1 700 000 + VAT

VAT for this property is **€171,085** or **€323,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€64 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 234.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
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## Price change history

€1 700 000 on Jun 13, 2024

