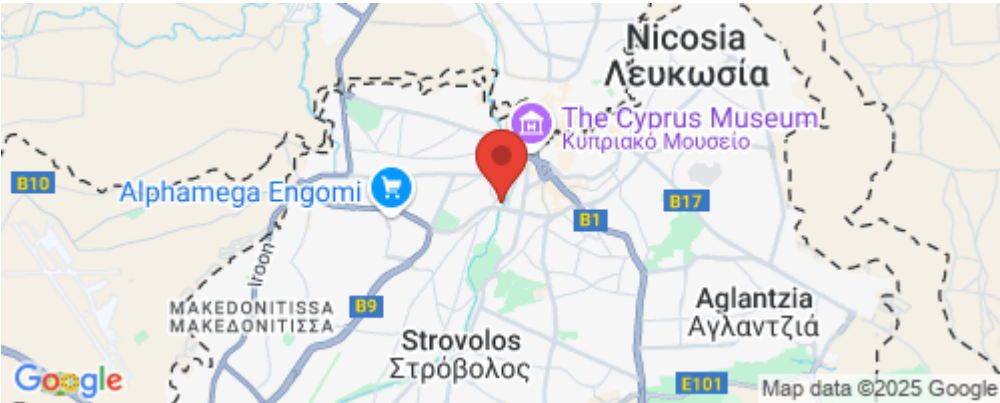


331m² Office for Sale in Nicosia District

Office for Sale in a central location in Agioi Omologites, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center.



The office is part of a seven storey mixed-use building comprising 22 offices. The office occupies the entire 4th floor. It has 331sqm covered area with an exclusive right of use of 2 uncovered parking spaces on the ground floor and 4 covered parking spaces in the basement. Internally the property comprises 8 separate office spaces, 4 toilets, server room, lobby area and kitchenette.

The layout of the office offers th...

Property Info		Plot / Area Info		Additional info	
Covered Area	331	Plot area	2039	Reference Number	29273
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Office
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
Amenities		Location			
• Elevator		Region: Nicosia			
		Coordinates: 35.164731960701 / 33.350870703705			

**Price: €570 000 + VAT**

VAT for this property is **€72,137** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 722.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

**Price change history**

€570 000 on Aug 9, 2024











