

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. X

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

- Elevator

Location

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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€19 400.00 €1 722.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Kalogirou Real Estate

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|----------------------------|--------------|------------|-------------------------------------|
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Price change history

€570 000 on Aug 9, 2024







