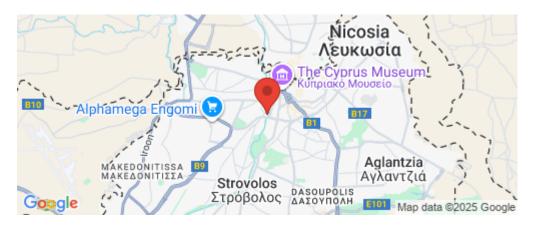


## 331m<sup>2</sup> Office for Sale in Nicosia District

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 Parking	2039 Covered, Yes	Reference Number	29273
Furnishing	Unfurnished			Property type	Office
Air Conditioning	All rooms, Yes			Condition	<b>Pre-Owned</b>

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 Excluded

Title transfer fee ~€19 400.00

Price per SQM €1 722.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€570 000 on Aug 9, 2024







































