

## 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

Covered Area  
Furnishing  
Air Conditioning

**331**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**2039**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**29273**  
**Office**  
**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.

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>
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## Price change history

€570 000 on Aug 9, 2024











