

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

The asset is an office in Agioi Omologites. It is located 300m from the Ministry of Interior and 1,5km from the city center. It is part of a seven-storey mixed-use building comprising 22 offices. 

The office occupies the entire 5th 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 on the basement. Internally the property comprises 9 separate office spaces, 4 toilets, server room, lobby area and a shower.

The asset has a prime location in Nicosia Business Centre, providing excellent proximity to all amenities and services.

### Property Info

Covered Area  
Air Conditioning

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

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**29505**  
**Office**  
**Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.164756 / 33.350842**

## 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





