

## 221m<sup>2</sup> Office for Sale in Nicosia District

The asset is an office on the third floor, in the quarter of Trypiotis. The office is part of a mixed-use building, known as "Kriticos Tower" which abuts Diagorou street. It has an area of 221sqm. It benefits from 3 parking spaces in the basement. 

The property holds a premium position in Nicosia business centre, surrounded by all amenities, services, commercial and residential developments. It is an ideal investment opportunity.

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>221</b>			Reference Number	<b>35488</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Office</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
					<b>City view</b>
<b>Amenities</b>	<b>Location</b>				
	Region: <b>Nicosia</b>				
	Coordinates: <b>35.169069 / 33.358065</b>				

## Price: €560 000 + VAT

VAT for this property is **€53,187** or **€106,400**. 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 Price per SQM	<b>~€19 000.00</b> <b>€2 534.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€560 000 on Aug 9, 2024



