

## 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.

### Property Info

Covered Area **221**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **35488**  
 Property type **Office**  
 Condition **Pre-Owned**  
 View **City view**

### Amenities

#### Location

Region: **Nicosia**  
 Coordinates: **35.169069 / 33.358065**

## 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 | <b>~€19 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 534.00/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

€560 000 on Aug 9, 2024



