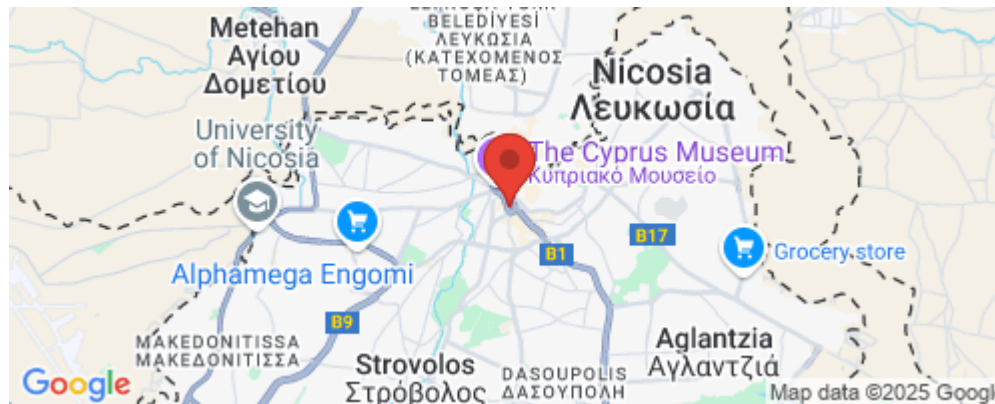


## 221m<sup>2</sup> Office for Sale in Nicosia District

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>
Phone: <b>+35724003723</b>			

## Price change history

€560 000 on Aug 9, 2024



