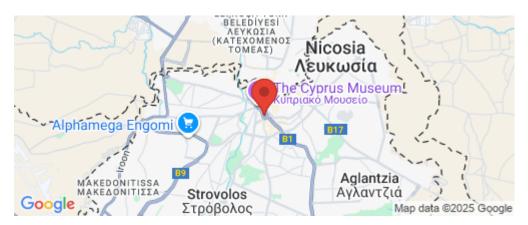


## 221m<sup>2</sup> Office for Sale in Nicosia District

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		Plot / Area Info		<b>Additional info</b>	
Covered Area Furnishing Air Conditioning	221 Unfurnished All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition View	35488 Office Pre-Owned 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 Excluded

Title transfer fee ~€19 000.00

Price per SQM €2 534.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

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License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€560 000 on Aug 9, 2024







