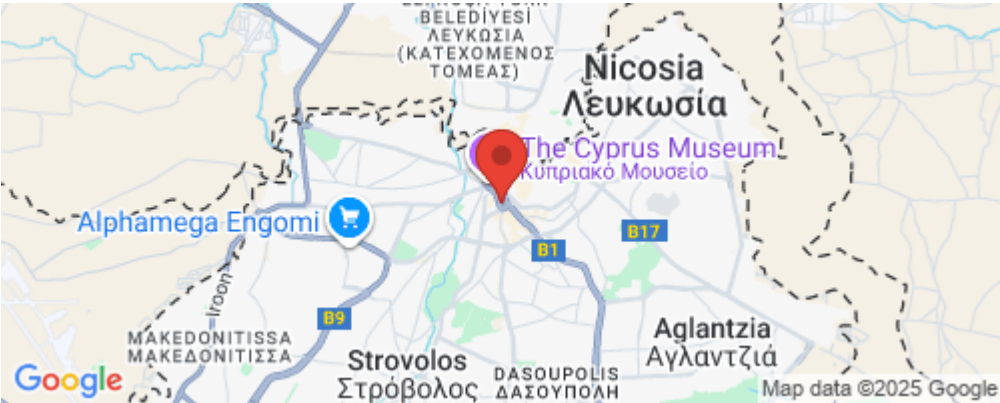


196m² Office for Sale in Nicosia District

Second Floor Office for Sale in Trypiotis quarter, Nicosia. The property holds a premium position in Nicosia business center, surrounded by all amenities, services, commercial and residential developments.



The property is an office space on the second floor, in Trypiotis quarter. The office is part of a mixed-use building, has an internal area of 196sqm and the right to use 3 parking spaces (2 underground and 1 on the ground floor). The office benefits from VRV air conditioning units, double-glazed windows and office partitions.

It is an ideal investment opportunity.

Extras: Covered parking, Uncovered parking, Double Glasses, VRV Air Condition System

Property Info		Plot / Area Info		Additional info	
Covered Area	196	Plot area	1096	Reference Number	35503
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Office
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				View	City view
Amenities		Location			

Region: **Nicosia**

Coordinates: **35.169069 / 33.358065**

**Price: €510 000 + VAT**

VAT for this property is **€42,257** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 602.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€510 000 on Aug 9, 2024

