


## 263m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

First Floor Office for Sale in Strovolos, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center. Furthermore, the “Jumbo” and the European University of Nicosia are also a short drive away. 

Office for sale in Strovolos area, Nicosia. The office is located on the first floor and occupies the entire floor. It consists of the reception area, open plan area, four rooms, conference room, storage room, small kitchen, four toilets and two covered verandas. It has total covered area of 305sqm, with 265sqm ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>263</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1652</b>         |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>43219</b>     |
| Property type    | <b>Office</b>    |
| Condition        | <b>Pre-Owned</b> |
| View             | <b>City view</b> |

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.154234344632 / 33.367205142628**

## Price: €655 000 + VAT

VAT for this property is **€72,150** or **€124,450**. 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>~€22 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 490.00/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

€655 000 on Aug 9, 2024

