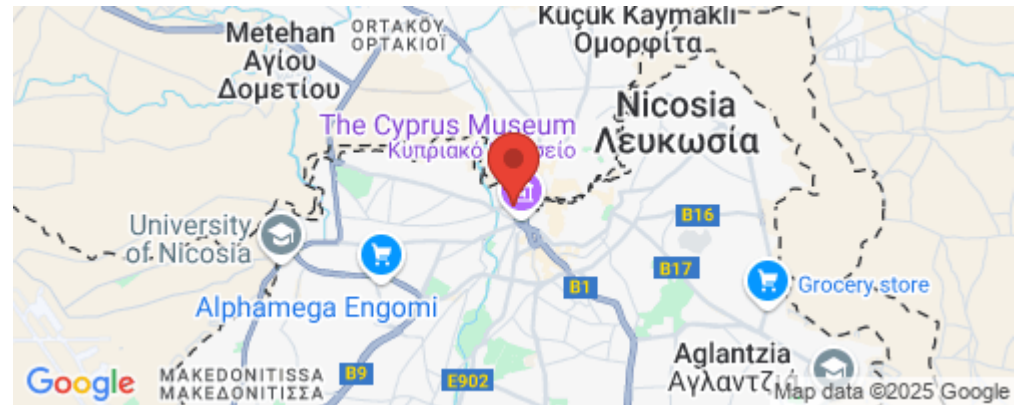


## 365m<sup>2</sup> Office for Sale in Nicosia - Agios Andreas

Prime location on Nicosia's city center, facing the municipal gardens

- Close to the Supreme Court, Town Planning department, Civil Registry & migration department, House of Representatives, Nicosia Municipal Theater and many more
- Surrounded by commercial buildings, offices, and showrooms



Office specifications

- 2 x W.C per office, Kitchenette, raised floor, false ceiling, inverter type VRV climate control systems, water storage tank
- The three-phase power supply of adequate load capacity per office.
- Common area facilities:
- Fire alarm system on all levels.
- Electrical remote-controlled barriers ...

### Property Info

Covered Area **365**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **23990**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Andreas  
Coordinates: **35.173686883392 / 33.35440444906**

Region: **Nicosia**

## Price: €930 000 + VAT

VAT for this property is **€123,193** or **€176,700**. 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>~€33 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 548.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€930 000 on Sep 13, 2024







