

## 336m<sup>2</sup> Office for Sale in Nicosia - Lykavitos

Reference ID: #SA30180 Price details: €490,000 Whole-floor two-level office comprising of a ground-floor retail unit and a mezzanine on a mixed-used building. The ground floor consists of a reception area and an open plan showroom, and the mezzanine consists of a kitchenette, 2 toilets, office spaces and an auxiliary storage area.



### Property Info

Covered Area **336**  
Total Number of Floors **3**

### Plot / Area Info

### Additional info

Reference Number **SA30180**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Lykavitos  
**Coordinates:** **35.170474080903 / 33.376673691183**

**Region:** **Nicosia**

## Price: €490 000 + VAT

VAT for this property is **€62,475** or **€93,100**. 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>~€16 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 458.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€490 000 on Sep 27, 2024







