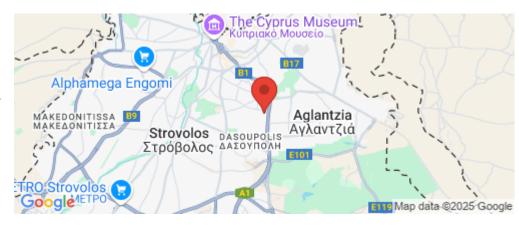


## 212m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

Reference ID: #SA29781Price details: €220,000Commercial office for sale in Nicosia district. The wider area of the property under assessment is residential. It is mainly characterized by apartment buildings, as well as offices. Internal area: 212 sqm (whole floor). The property has a number of rooms that are used as offices, Hall meetings, as well as storage space. Kitchenette- 2 WC- 2 Dedicated Parking spots number 7 & 8- Very good access to the urban center of Nicosia- Easy access to Nicosia-Limassol highway- Year of construction: 1987Ideal for investment with an estimated ROI yield of over 6.0%



Property	/ Info	Plot	//	<b>Area</b>	Inf	o

Covered Area 212
Total Number of Floors 4 Parking Covered, Yes

## **Additional info**

Reference Number SA29781
Property type Office
Condition Pre-Owned

Amenities Location

**Location:** Strovolos Region: **Nicosia** 

Coordinates: 35.151036144022 / 33.373095876621



Price: €220 000 + VAT

VAT for this property is **€20,008** or **€41,800**. 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	~ <b>€5 400.00</b>	Common ovnencos	None
		Price per SOM	€1 038.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€220 000 on Sep 27, 2024













