

## 133m<sup>2</sup> Office for Sale in Spilia, Nicosia District

Fully renovated office space in Agios Antonis, Nicosia, featuring modern designs throughout the interiors from top to bottom. This particular office is furnished and equipped with air conditioning in all areas for comfort. It benefits from a brand new elevator installed in the building, enhancing accessibility. The property comes with a separate Title Deed, ensuring clear ownership. Located in the heart of Nicosia's bustling city center on Themistokli Dervi Street, this office offers exceptional proximity to key amenities, prestigious businesses, and effortless connectivity, making it an ideal choice for your business needs.

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>133</b>
Covered Veranda	<b>11</b>
Floor Number	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

Parking

**Yes**

Reference Number

**234611**

Property type

**Office**

### Amenities

### Location

**Location:** Spilia Region: **Nicosia**

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 872.00/m²</b>		

## Representative: MySpace

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## Price change history

€249 000 on Feb 6, 2025





