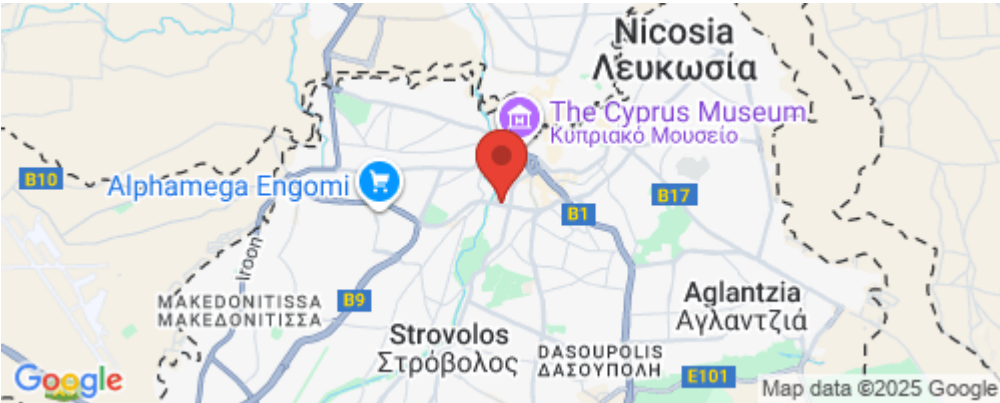


1230m² Office for Sale in Agioi Omologites, Nicosia District

The property refers to offices on the 2nd, 3rd, 4th floors and office no. 4 on the ground floor in Agioi Omologites. The offices are part of a mixed-use building, known as "Silvex House" which abuts on Griva Digeni Avenue. The 4th floor has an area of 238sqm, the 3rd floor 328 sqm and the 2nd floor 630sqm. The office no. 4 has a ground floor area of 34 sqm plus a mezzanine of 16 sqm. The property has the right to 23 parking spaces.



The offices are currently rented by Government Services.

The property holds a premium location with high visibility, in Nicosia Business Centre. It offers excellent proximity to all amenities, public services, bars and restaurants. It ...

Property Info		Plot / Area Info		Additional info	
Covered Area	1230	Plot area	1501	Reference Number	25997
				Property type	Office
				Condition	Pre-Owned
Amenities	Location				
	Location: Agioi Omologites			Region: Nicosia	
	Coordinates: 35.163985 / 33.352724				

## Price: €2 370 000 + VAT

VAT for this property is **€409,837** or **€450,300**. 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>~€91 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 927.00/m²</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

€2 420 000 on Apr 24, 2025

€2 370 000 on Jul 3, 2025

