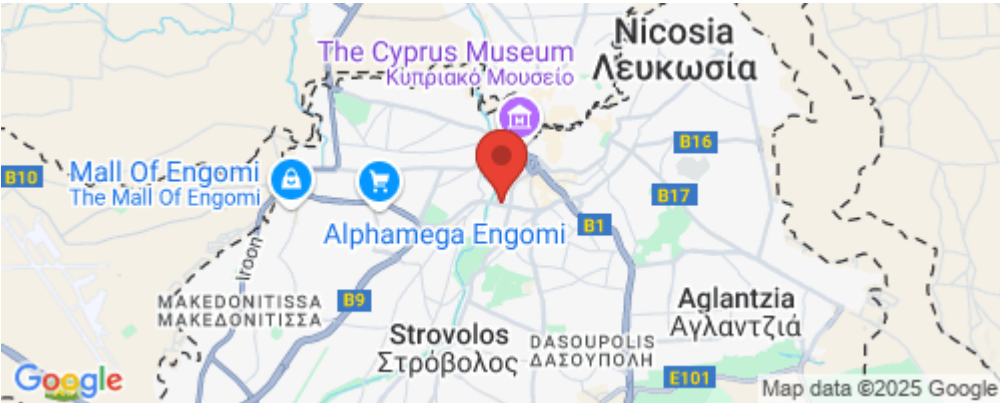


238m² Office for Sale in Agioi Omologites, Nicosia District

The property is an office on the 5th floor, in Agioi Omologites. The office is part of a mixed-use building, known as "Silvex House" which abuts on Griva Digeni Avenue. It has an area of 238sqm. It has the right to 5 parking spaces in the 1st basement.



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 is a great investment opportunity for high rental income at the centre of the capital.

The procedure for the issuance of separate title deeds for each unit has been initiated.

There is a certificate of final approval in place.

Property Info

Plot / Area Info

Additional info

Covered Area	238	Reference Number	26415
		Property type	Office
		Condition	Pre-Owned

Amenities

Location

Location: Agioi Omologites Region: Nicosia
Coordinates: 35.163985 / 33.352724

Price: €480 000 + VAT

VAT for this property is **€48,847** or **€91,200**. 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	~€15 800.00	Common expenses	None
		Price per SQM	€2 017.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
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Price change history

€480 000 on May 30, 2025





