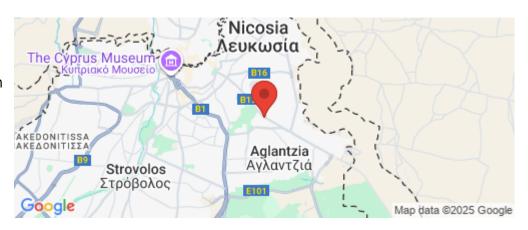


## 204m<sup>2</sup> Office for Sale in Aglantzia, Nicosia District

Reference ID: #SA30830Price details: €265,000Office in a landmark location with great visibility on Larnakos Avenue situated on the 1st floor of a 4 floor building.Internally the property is separated into 6 individual offices, two bathrooms and a kitchenette.Furthermore, the property has an exclusive right of use of 3 parking spaces at the basement.Enclosed area size: 204sqmCity ViewClosed areas:6Kitchens: 1WCs: 2Parking spaces: 3



Property Info		Plot / Area Info	Additional info	
			Reference Number	SA30830
Covered Area	204		Property type	Office
			Condition	Pre-Owned

**Amenities Location** 

**Location:** Aglantzia Region: **Nicosia** 

Coordinates: **35.159936359797** / **33.387945567339** 



Price: €265 000 + VAT

VAT for this property is **€23,071** or **€50,350**. 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>7 200.00</b>	Common expenses	Nama
		Price per SOM	€1 299.00/m <sup>2</sup>		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**

€265 000 on Jun 17, 2025







