


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

Reference ID: #SA30830 Price details: €265,000 Office 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: 204sqm City View Closed areas: 6 Kitchens: 1 WCs: 2 Parking spaces: 3 

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**204**

Reference Number

**SA30830**

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	<b>Excluded</b>	Title transfer fee	<b>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 299.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€265 000 on Jun 17, 2025



