

## 336m<sup>2</sup> Office for Sale in Nicosia - Lykavitos

Reference ID: #SA30180 Price details: €395,000 Whole-floor two-level office comprising of a ground-floor retail unit and a mezzanine on a mixed-used building. The ground floor consists of a reception area and an open plan showroom, and the mezzanine consists of a kitchenette, 2 toilets, office spaces and an auxiliary storage area.



### Property Info

Covered Area **336**  
Total Number of Floors **3**

### Plot / Area Info

### Additional info

Reference Number **SA30180**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Lykavitos  
**Coordinates:** **35.170474080903 / 33.376673691183**

**Region:** **Nicosia**

## Price: €395 000 + VAT

VAT for this property is **€50,363** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 176.00/m²</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

€395 000 on Jun 17, 2025







