

## 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. X

**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

Region: **Nicosia**

Coordinates: **35.170474080903 / 33.376673691183**

## 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 Price per SQM	<b>~€12 400.00</b> <b>€1 176.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€395 000 on Jun 17, 2025





