

## 212m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

Reference ID: #SA29781 Price details: €220,000 Commercial office for sale in Nicosia district. The wider area of the property under assessment is residential. It is mainly characterized by apartment buildings, as well as offices.- Internal area: 212 sqm ( whole floor)- The property has a number of rooms that are used as offices, Hall meetings, as well as storage space.- Kitchenette- 2 WC- 2 Dedicated Parking spots number 7 & 8- Very good access to the urban center of Nicosia- Easy access to Nicosia-Limassol highway- Year of construction: 1987 Ideal for investment with an estimated ROI yield of over 6.0%



### Property Info

### Plot / Area Info

Covered Area **212**  
Total Number of Floors **4**

### Additional info

Reference Number **SA29781**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Strovolos  
**Coordinates:** **35.151036144022 / 33.373095876621**

Region: **Nicosia**

## Price: €220 000 + VAT

VAT for this property is **€20,008** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 038.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€220 000 on Jun 17, 2025





