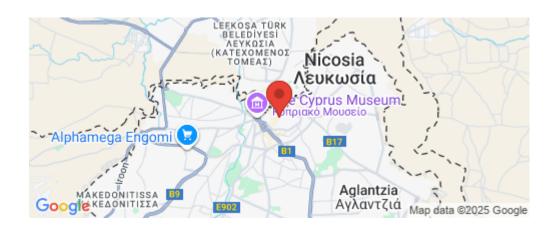


## 473m<sup>2</sup> Office for Sale in Nicosia District

- •9 Offices
- •4 W/C
- •Covered Areas 473m2
- •7 Parking Spaces
- •2 Kitchenettes
- Lobby
- •Conferece Room
- •9th & 10th Floors
- Close to several amenities



The office on the 9th floor has a total area of 254m2.

It consists of a lobby area, 5 offices, a conference room, 2 toilets and a kitchenette. It has the right to use 4 parking spaces on the 1st level of basement.

The office on the 10th floor has a total area of 219m2.

It consists of lobby area, 4 offices, 2 toilets and a kitchenette. It has the right to use 3 parking spaces on the ground floor.

Property Info	Plot / Area Info	Additional info
	1 101 / 7 11 001 11110	

Covered Area 473

Reference Number	12687
Property type	Office
Condition	<b>Pre-Owned</b>

Bathrooms	4

Amenities Location

Region: **Nicosia** 

Coordinates: 35.171739587051 / 33.363482324238



Price: €1 300 000 + VAT

VAT for this property is €189,283 or €247,000. 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	~€48 <b>600.0</b> 0		
		Price per SOM	€2 748.00/m²	Common expenses	None

## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

Phone: **+35722344842** 

## **Price change history**

€1 300 000 on Jul 2, 2025





